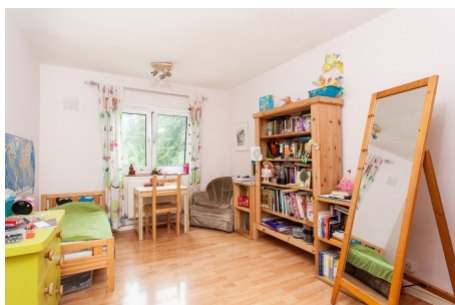


## Nightingale Lane, Clapham South SW12

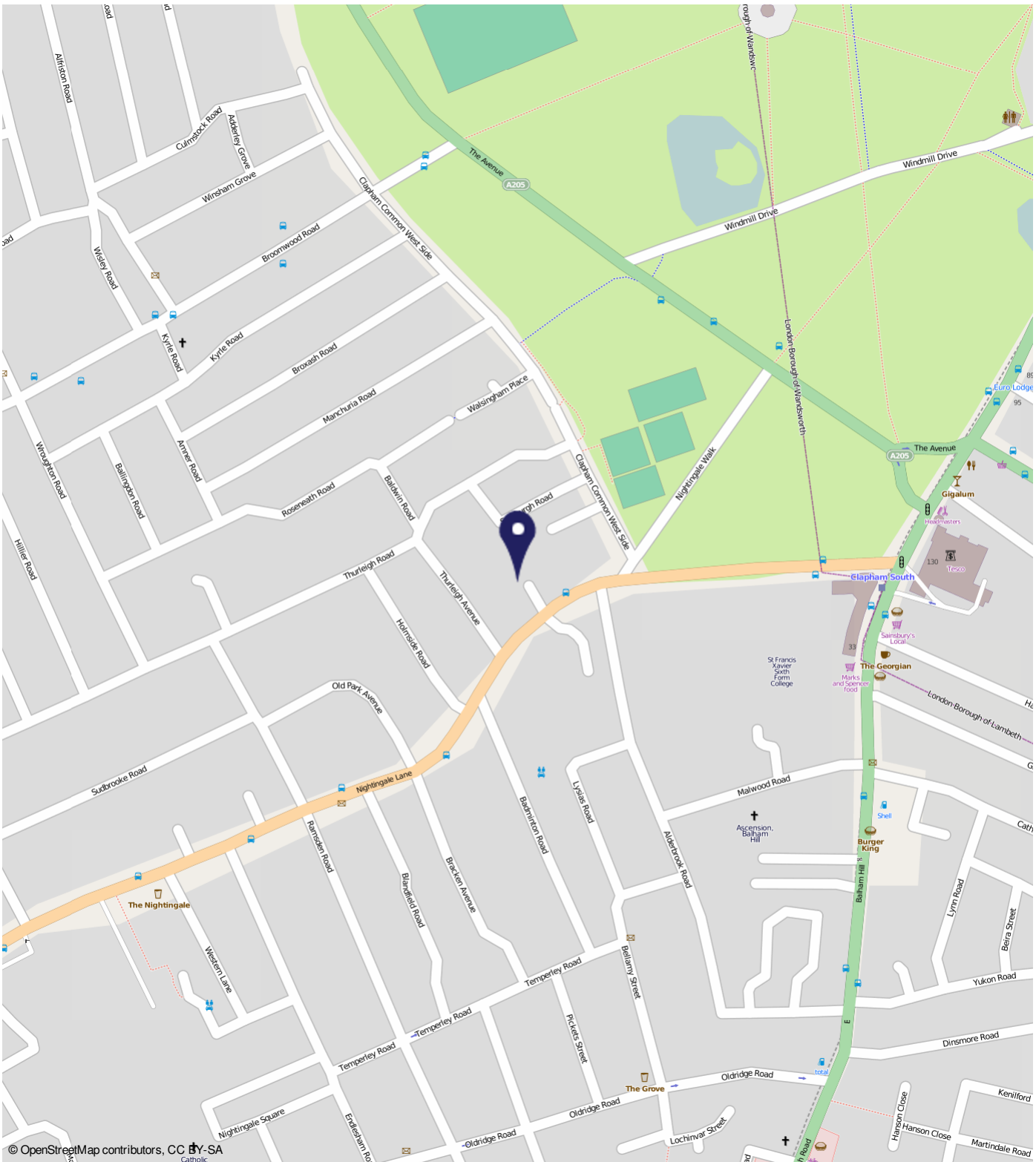
Borough: Lambeth

**£1,250 pcm**

- One bedroom flat
- Purpose built



Set within a small development the property comprise; large living room with private balcony, separate kitchen with white goods, double bedroom and bathroom. Available soon, unfurnished.



© OpenStreetMap contributors, CC BY-SA

## Nightingale Lane, Clapham South SW12

### Distances

- To Clapham South Underground St 0.2 miles
- To Balham Underground Station 0.7 miles
- To Wandsworth Common Rail Stati 0.7 miles
- To Balham Rail Station 0.7 miles
- To Clapham Common Underground S 0.9 miles

**Energy Performance Certificate** HM Government

Flat 15 Homeade Court, Nightingale Lane, LONDON, SW12 8TA

Dwelling type: 1-bed flat Reference number: 8801-7624-0529-3187-3363

Date of assessment: 12 July 2016 Type of assessment: RdSAP existing dwelling

Date of certificate: 13 July 2016 Total floor area: 44 sqm

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 2,133**

**Over 3 years you could save:** **£ 1,137**

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 159 over 3 years	£ 96 over 3 years
Heating	£ 1,347 over 3 years	£ 588 over 3 years
Hot Water	£ 627 over 3 years	£ 312 over 3 years
<b>Total</b>	<b>£ 2,133</b>	<b>£ 996</b>

You could save **£ 1,137** over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shows how it compares to standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 63
2 Low energy lighting for all fixed outlets	£20	£ 57
3 Hot water cylinder: Fitted/insulated	£200 - £400	£ 105

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 121 1224 (textphone 0300 121 1224). The Green Deal may enable you to make your home warmer and cheaper to run.

**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.