

Pinfold Road, Streatham SW16

Borough: Lambeth

£1,550 pcm

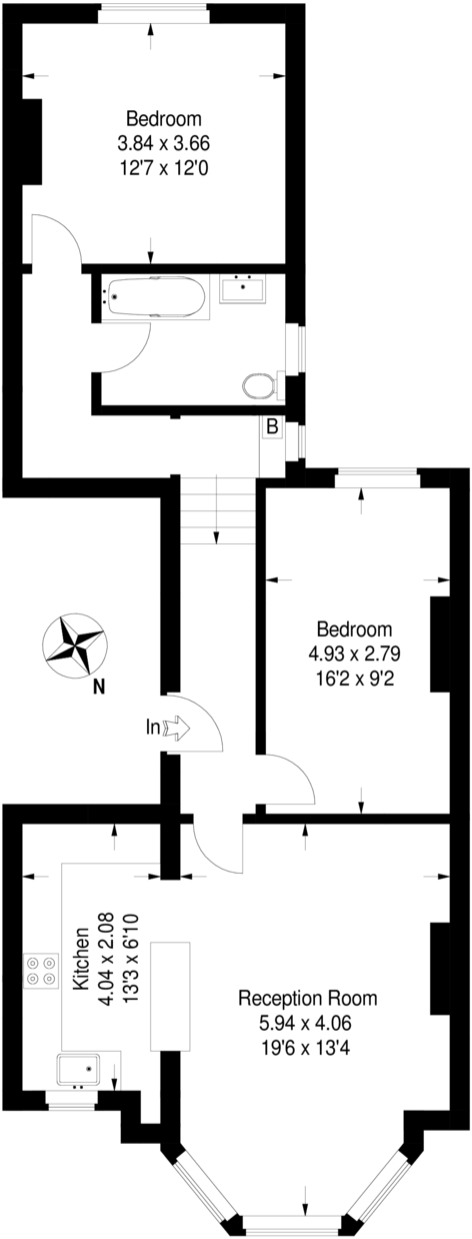
- Two large double bedrooms
- Spacious reception room



A stunning first floor flat in a converted period house. The reception room is spacious and bright with a large bay window and the entire flat is beautifully decorated with light and neutral colours. Both bedrooms are large doubles and the kitchen and bathroom are modern and well appointed. The High Road is close by with shops, bars and restaurants and the choice of stations in either direction give many alternatives into the city. Available now.

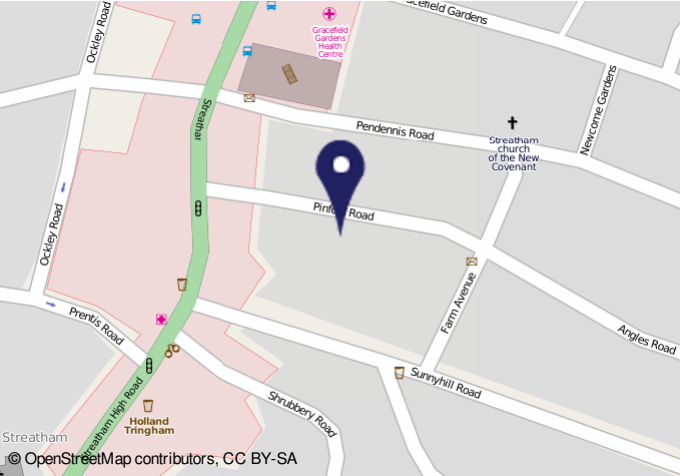
Pinfold Road



Approximate Gross Internal Area
81.2 sq m / 874 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID231996)



Energy Performance Certificate				
16, Fortrose Gardens, LONDON, SW2 4HQ				
Dwelling type:	Top-floor flat	Reference number:	0856-2819-6771-9456-4591	
Date of assessment:	01 March 2016	Type of assessment:	RdSAP existing dwelling	
Date of certificate:	01 March 2016	Total floor area:	45 m ²	
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 making improvement measures				
Estimated energy costs of dwelling for 3 years:			£ 1,548	
Over 3 years you could save			£ 105	
Estimated energy costs of this home				
Lighting	Current costs £ 156 over 3 years	Potential costs £ 99 over 3 years	Potential future savings £ 57 over 3 years	
Heating	£ 1,140 over 3 years	£ 1,092 over 3 years		
Hot Water	£ 252 over 3 years	£ 252 over 3 years		
Total	£ 1,548	£ 1,443	You could save £ 105 over 3 years	
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 recommended measures on page 5.				
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).				
				
Top actions you can take to save money and make your home more efficient				
Recommended measures				
1. Low energy lighting for all fixed outlets	Indicative cost £15	Typical savings over 3 years £ 51	Available with Green Deal	
2. Replacement glazing units	£7,000 - £1,400	£ 54		

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.