

Mount Nod Road, Streatham SW16

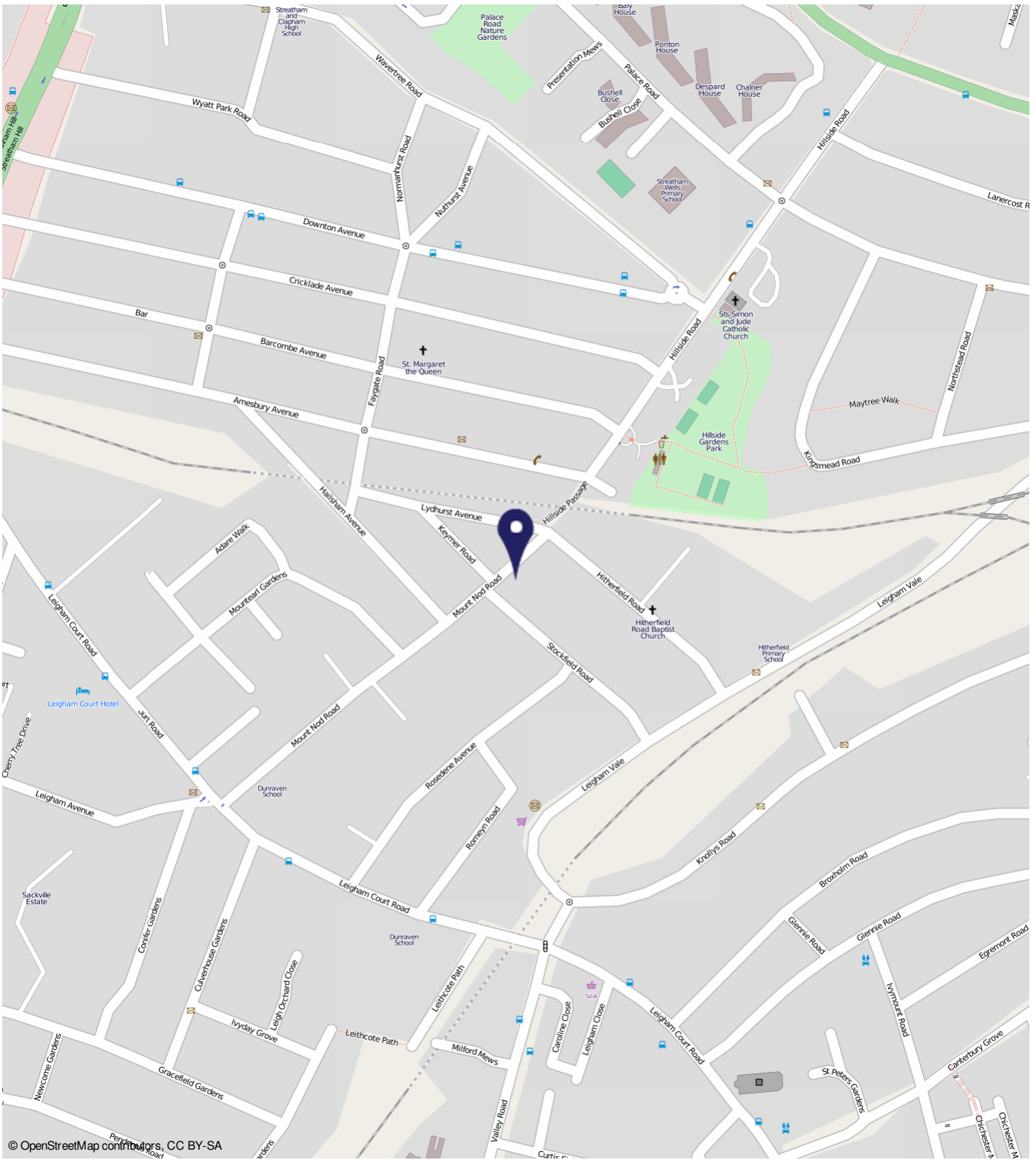
Borough: Lambeth

£1,600 pcm

- Two double bedrooms
- Two bathrooms



This attractive property comprises; large reception room with space for dining, separate kitchen with appliances, two double bedrooms (one en-suite), bathroom and large private garden. Available soon.



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Distances

- To Streatham Hill Rail Station 0.4 miles
- To Tulse Hill Rail Station 0.6 miles
- To West Norwood Rail Station 0.7 miles
- To Streatham Rail Station 0.9 miles

Energy Performance Certificate

Basement Flat, 70, Mount Nod Road, LONDON, SW16 2LP

Dwelling type: Basement flat Reference number: 9058-9096-7233-4266-0930
 Date of assessment: 15 July 2016 Type of assessment: RdSAP existing dwelling
 Date of certificate: 16 July 2016 Total floor area: 70 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: £ 1,752

Over 3 years you could save £ 198

Estimated energy costs of this home		Potential future savings
Lighting	Current costs	Potential costs
Lighting	£ 279 over 3 years	£ 168 over 3 years
Heating	£ 1,170 over 3 years	£ 1,082 over 3 years
Hot Water	£ 303 over 3 years	£ 303 over 3 years
Total	£ 1,752	£ 1,553

These figures show how much the average household would spend in this property for heating, lighting and hot water. The numbers energy use for heating appliances like TVs, computers and cookers, and any electricity generated by micro-generation.

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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 83	Yes
2 Low energy lighting for all fixed outlets	£90	£ 102	Yes

To find out more about this certificate and the recommendations you could take to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (textphone 0800 123456). This Green Deal must show you to make your home warmer and cheaper to run in the long term.

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.