

Prentis Road, Streatham SW16

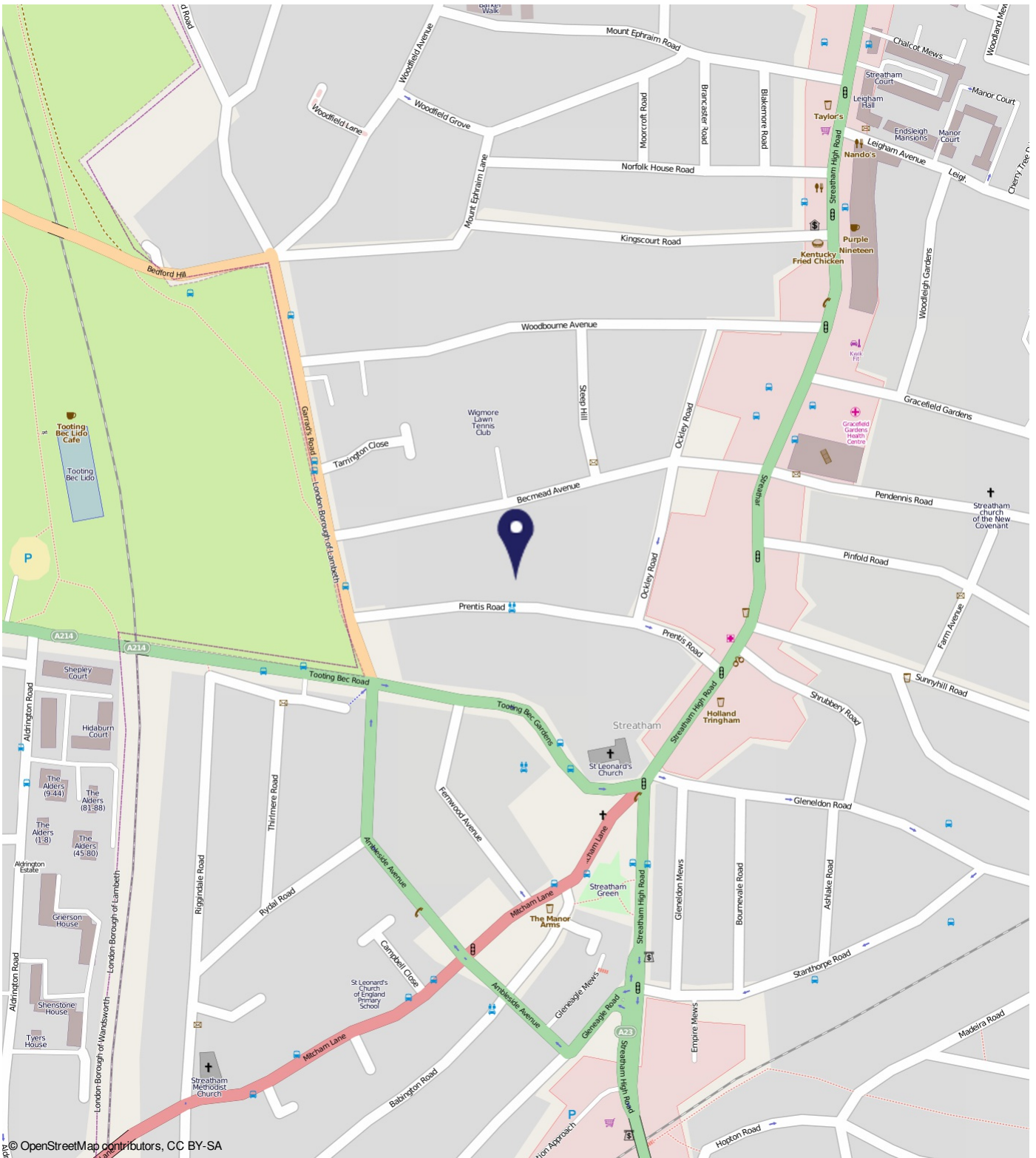
Borough: Lambeth

£1,300 pcm

- Two bedroom flat
- Split- level



This property comprises; spacious living room with semi open plan kitchen, the kitchen is well equipped with appliances, large master bedroom, second double bedroom and bathroom. Available soon, furnished. It is on one of Streatham's most sought-after locations with easy access to the rail links and amenities as well as being a short walk from Tooting Bec Common.



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Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.6 miles
- To Streatham Common Rail Station 0.9 miles
- To Balham Underground Station 1.2 miles
- To Balham Rail Station 1.2 miles

Energy Performance Certificate

Flat 5, 24 Prentis Road, LONDON, SW16 1GD
 Dwelling type: Mid-floor flat
 Date of assessment: 17 April 2012
 Date of certificate: 17 April 2012

Reference number: 8042-6524-9960-6763-2952
 Type of assessment: RdSAP existing dwelling
 Total floor area: 66 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: £ 3,495
 Over 3 years you could save £ 2,256

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 107 over 3 years	You could save £ 2,256 over 3 years
Heating	£ 2,772 over 3 years	£ 828 over 3 years	
Hot Water	£ 495 over 3 years	£ 294 over 3 years	
Total	£ 3,495	£ 1,229	

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

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 page 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 Room-in-roof insulation	£1,500 - £2,700	£ 1,428	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 120	✓
3 Increase hot water cylinder insulation	£10 - £20	£ 63	✓

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.direct.gov.uk/energy or call 0800 123 1234 (national relay call). The Green Deal only works if you make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

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.