

Streatleigh Court, Streatham SW16

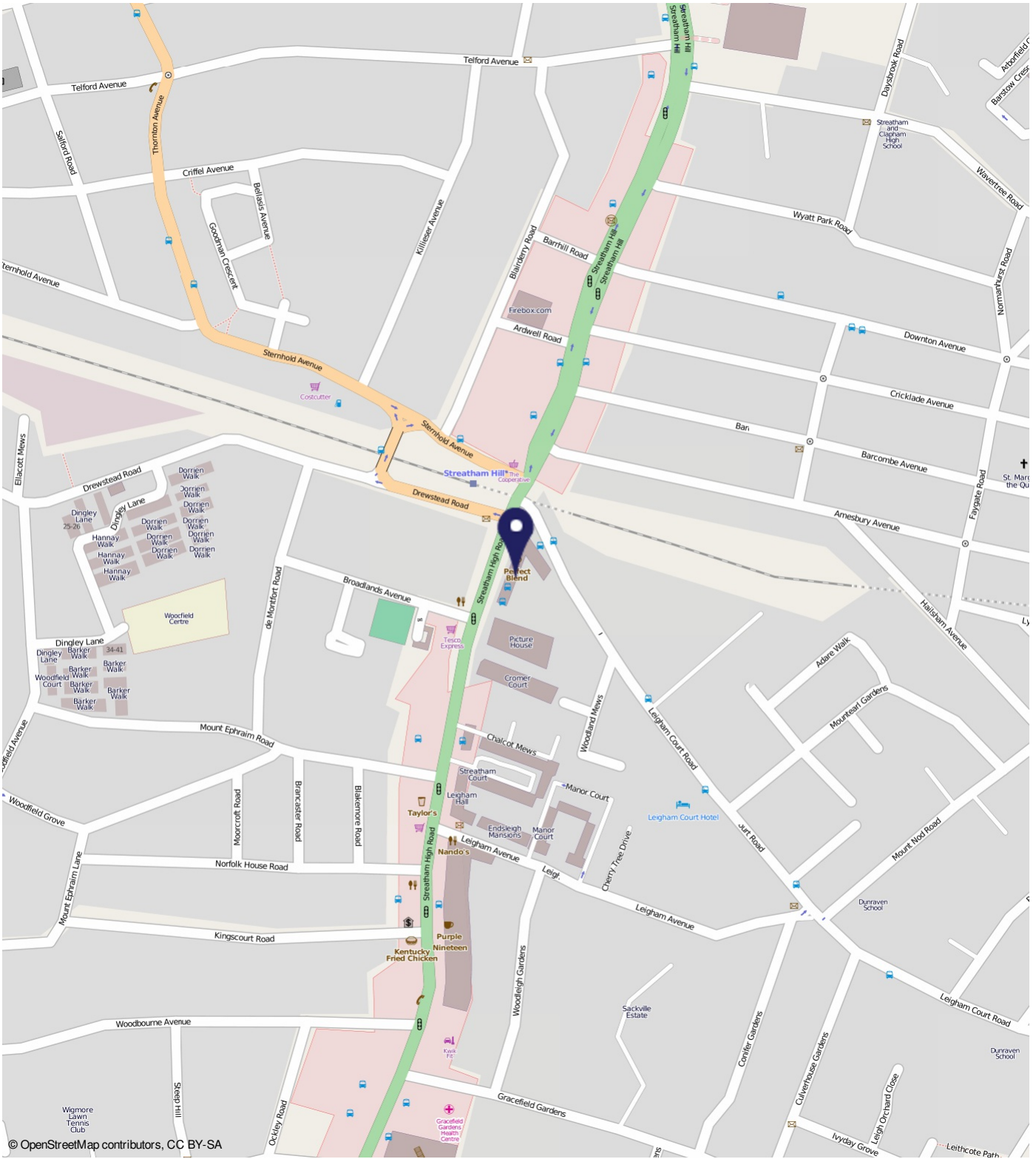
Borough: Lambeth

£1,450 pcm

- Two double bedrooms
- Top floor flat



This property is light and airy, located on the top floor and has great views of the city centre. The accommodation boasts spacious living room, two large double bedrooms, fitted modern kitchen with appliances and new tiled bathroom. Additional benefits include; ample storage throughout, a lift excellent decorative order. Available from early-January furnished, and managed by Brooks.



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Distances

To Streatham Hill Rail Station 0.1 miles
 To Streatham Rail Station 0.8 miles

Energy Performance Certificate

Flat 27 Streatleigh Court, Streatham High Road, LONDON, SW16 1EG
 Dwelling type: Top-floor flat Reference number: 9964-2874-7305-8606-4905
 Date of assessment: 04 October 2016 Type of assessment: RUSAP existing dwelling
 Date of certificate: 07 October 2016 Total floor area: 78 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 making improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,910**
Over 3 years you could save **£ 1,518**

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 165 over 3 years	You could save £ 1,518 over 3 years
Heating	£ 2,334 over 3 years	£ 906 over 3 years	
Hot Water	£ 315 over 3 years	£ 321 over 3 years	
Total	£ 3,910	£ 1,392	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and 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 recommended actions on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating given here is based on apartment measurements 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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 579
2. Internal or external wall insulation	£4,000 - £14,000	£ 558
3. Low energy lighting for all fixed outlets	£20	£ 61

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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.