

Kempshott Road, Streatham SW16

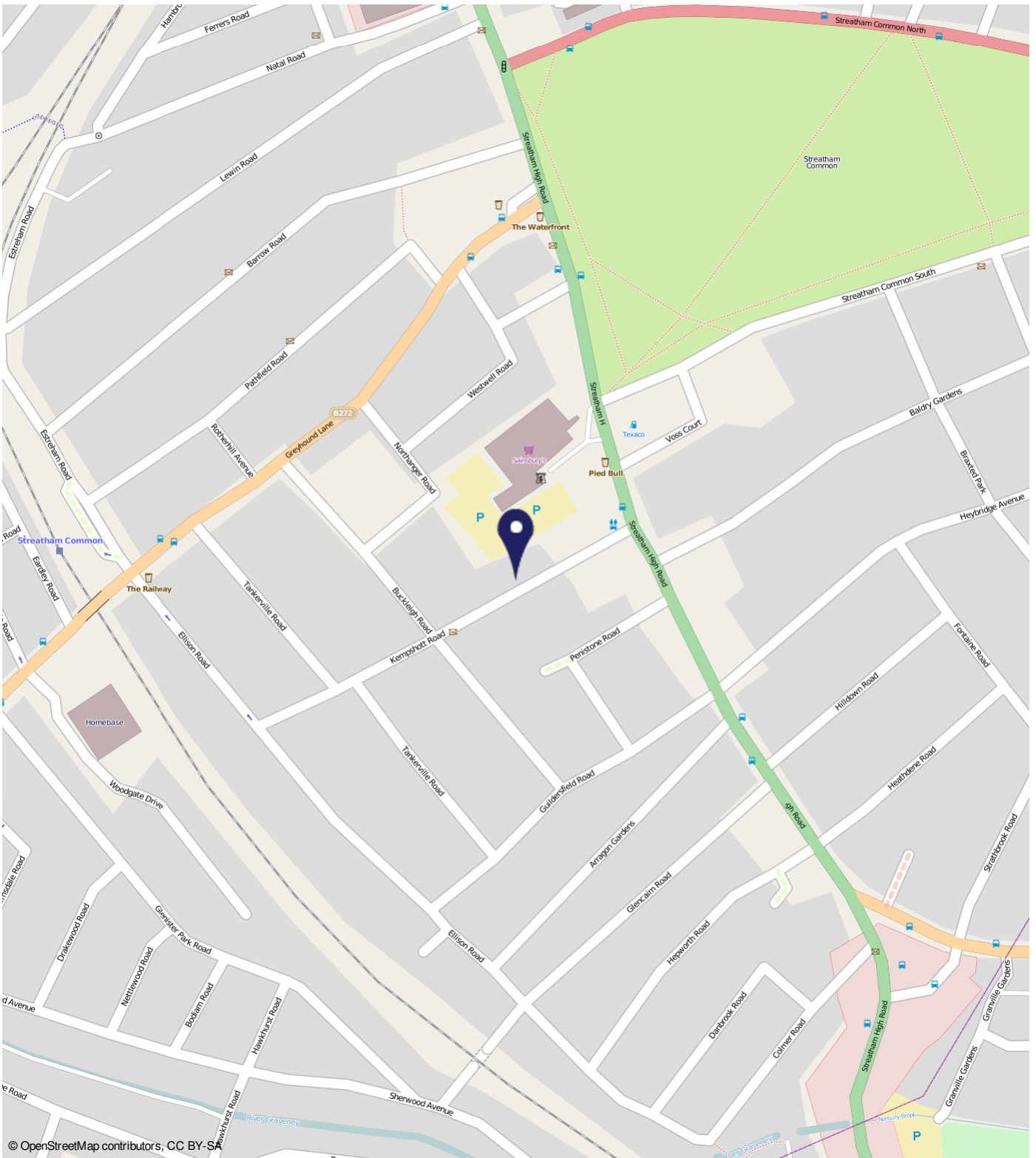
Borough: Lambeth

£1,100 pcm

- One bedroom top floor flat
- Open plan kitchen/living room



A well-presented one bedroom split level flat located on Kempshot Road. This top floor period conversion comprises; open plan kitchen living room with appliances, large double bedroom, modern fitted bathroom and study/ walk in wardrobe. Available soon, furnished.



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Distances

- To Streatham Common Rail Statio 0.3 miles
- To Streatham Rail Station 0.5 miles
- To Norbury Rail Station 0.5 miles

Energy Performance Certificate

Flat B, 34 Kempshott Road, LONDON, SW16 5LQ

Dwelling type: Top-floor flat
 Date of assessment: 12 December 2008
 Date of certificate: 14 December 2008
 Reference number: 9628-5985-6212-5256-6064
 Total floor area: 49 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Pass	Current	Target	Pass
A	B	C	A	B	C
B	C	D	B	C	D
C	D	E	C	D	E
D	E	F	D	E	F
E	F	G	E	F	G
F	G		F	G	
G			G		

England & Wales 2008-10-01-10-31-01
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the bill will be likely to be.

England & Wales 2008-10-01-10-31-01
 The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current		Potential	
	Energy use	Carbon dioxide emissions	Energy use	Carbon dioxide emissions
Energy use	218 kWh/m ² per year	1.8 tonnes per year	215 kWh/m ² per year	1.7 tonnes per year
LIGHTING	£84 per year	£20 per year	£22 per year	£20 per year
Heating	£242 per year	£267 per year	£267 per year	£267 per year
Hot water	£52 per year	£52 per year	£52 per year	£52 per year

Based on standardised assumptions about occupancy, heating systems and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water in this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can improve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EPC to provide information or financial help for improving its energy performance.

For advice on how to take control and to find out about offers available to make your home more energy efficient, call 0800 545 5124 or visit www.energyandclimate.gov.uk

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.