

Downton Avenue, Streatham Hill SW2

Borough: Lambeth

£1,750 pcm

- Two double bedrooms
- Eat-in kitchen



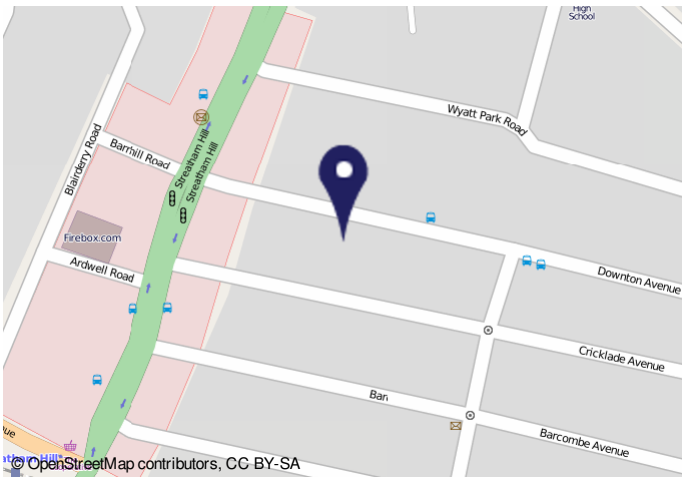
The flat has recently been refurbished to a very high standard and is light and spacious throughout. All the rooms are of good proportion with a large kitchen/breakfast room, separate living room, two double bedrooms, bathroom and separate WC. This is a very desirable location within a conservation area only yards from Streatham Hill station and the shops, bars and restaurants. Available from 21st September, furnished.

Downton Avenue



= Reduced headroom below 1.5 m / 5'0

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. (ID 32314)



Energy Performance Certificate		
316 Downton Avenue, LONDON, SW2 3TR		
Dwelling type: Top-floor flat	Reference number: 0906-2806-7688-6224-3465	
Date of assessment: 21 August 2014	Type of assessment: RdSAP existing dwelling	
Date of certificate: 22 August 2014	Total floor area: 81 m ²	
Use this document to:		
<ul style="list-style-type: none"> 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:		£ 2,418
Over 3 years you could save:		£ 114
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 159 over 3 years	£ 159 over 3 years
Heating	£ 1,963 over 3 years	£ 1,838 over 3 years
Hot Water	£ 306 over 3 years	£ 306 over 3 years
	Total: £ 2,418	£ 2,309
These figures show how much the average household would spend in this property for heating, lighting and hot water. The excluded energy cost for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.		
Energy Efficiency Rating		
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommended actions in group 1.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>		
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 114

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.