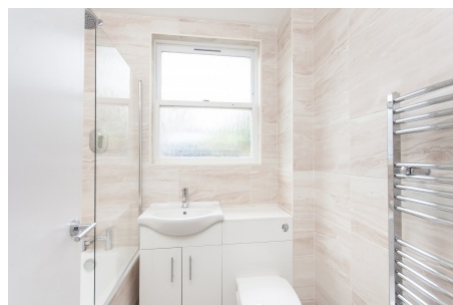


Leigham Court Road, Streatham SW16

Borough: Lambeth

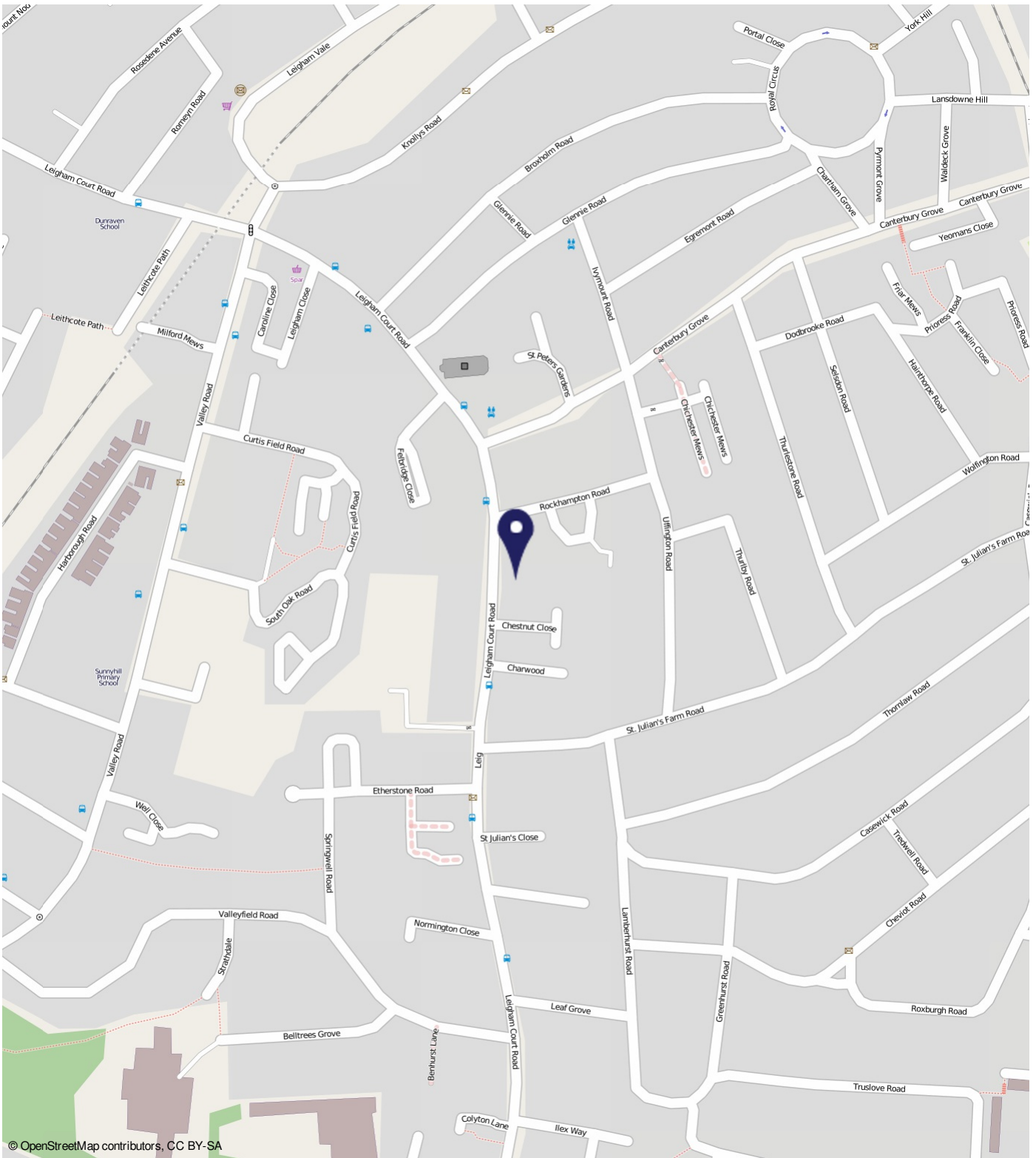
£1,050 pcm

- Studio flat
- Excellent condition throughout



This ground floor apartment comprises; spacious open plan studio room with modern fitted kitchen and integrated appliances, tiled bathroom and built in storage. Additional benefits include off street parking and transport links. Bills not included. Available mid- August, unfurnished.

Rent (£1,050pcm), 5 week security Deposit (£1,210.00), 12 month tenancy. Council tax band D, Lambeth (25% discount applies to single occupants).



© OpenStreetMap contributors, CC BY-SA

Leigham Court Road, Streatham SW16

Distances

- To West Norwood Rail Station 0.5 miles
- To Tulse Hill Rail Station 0.8 miles
- To Streatham Hill Rail Station 0.8 miles
- To Streatham Rail Station 0.8 miles
- To Streatham Common Rail Station 1.2 miles

Energy Performance Certificate

Flat B, 275 Leigham Court Road, LONDON, SW16 2SB

Dwelling type: Ground floor flat Reference number: 8078-6120-0286-3449-3956
 Date of assessment: 11 October 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 13 October 2018 Total floor area: 33 m²

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:		£ 2,241
Over 3 years you could save		£ 1,296

Estimated energy costs of this home			Potential future savings
Lighting	Current costs: £ 117 over 3 years	Potential costs: £ 126 over 3 years	You could save £ 1,296 over 3 years
Heating	£ 1,478 over 3 years	£ 405 over 3 years	
Hot Water	£ 655 over 3 years	£ 411 over 3 years	
Total	£ 2,241	£ 942	

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 microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The highest the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations 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 apparent assumptions 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 Cavity wall insulation	£300 - £1,300	£ 291
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 306
3 Hotwater hot water cylinder insulation	£10 - £30	£ 67

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.stromenergyadvice.org.uk or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

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.