

## Leithcote Path, Streatham SW16

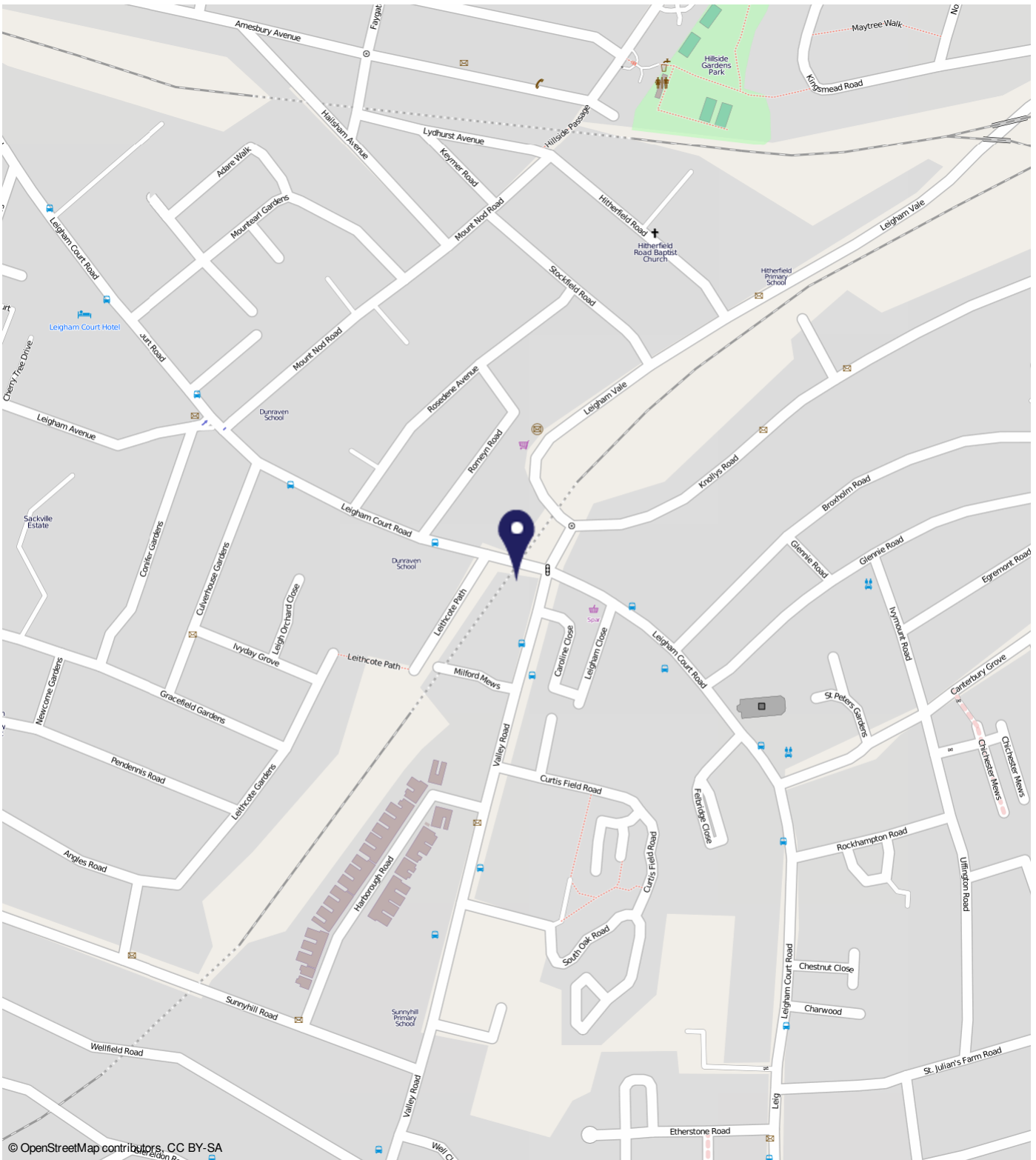
Borough: Lambeth

**£1,500 pcm**

- Three double bedroom flat
- Spacious living room



This accommodation comprises; spacious living room, three double bedrooms, kitchen with white goods and tiled bathroom. The property located within close proximity to Streatham Hill BR and the local amenities of the High Road. Available now, furnished.



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### Distances

- To Streatham Hill Rail Station 0.5 miles
- To West Norwood Rail Station 0.6 miles
- To Tulse Hill Rail Station 0.7 miles
- To Streatham Rail Station 0.8 miles

**Energy Performance Certificate**

Flat 10 Willow Court, 2, Leithcote Path  
LONDON SW16 2GG

Dwelling type: Mid-floor flat  
Date of assessment: 02 October 2009  
Date of certificate: 02 October 2009  
Reference number: 5201-0220-0999-5813-0006  
Total floor area: 74 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	133 kWh/m <sup>2</sup> per year	128 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.8 tonnes per year	3.6 tonnes per year
Lighting	£92 per year	£72 per year
Heating	£187 per year	£159 per year
Hot water	£52 per year	£52 per year

Based on standardised assumptions about occupancy, heating patterns 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 produced 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 achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information regarding your energy performance.  
For more information on the EPC and how to improve your energy performance please visit [www.energy.gov.uk](http://www.energy.gov.uk)  
More energy advice call 0800 912 912 or visit [www.energy.gov.uk](http://www.energy.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.