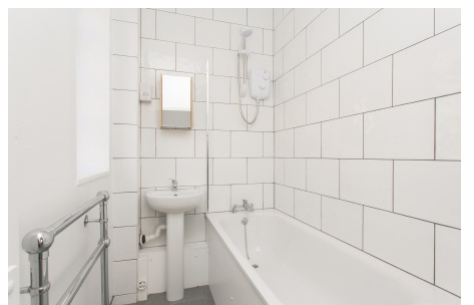


Wavertree Court, Streatham Hill SW2

Borough: Lambeth

£1,400 pcm

- One Bedroom Flat
- Communal Gardens

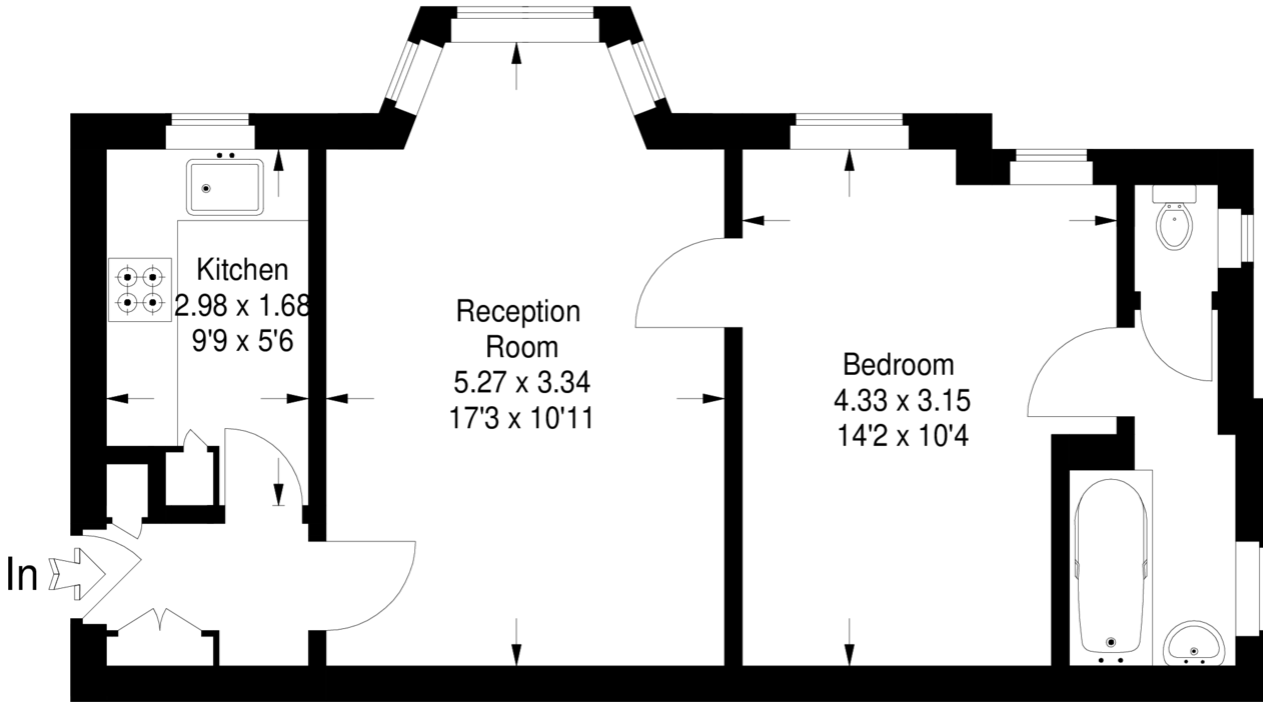


A lovely first floor bedroom flat to rent in Wavertree Court. This modern and neutral flat comprises; kitchen with appliances, a large reception room and a double bedroom with en-suite bathroom. The property is within close proximity to Streatham High Road with excellent transport links into Brixton and central London. This property comes unfurnished and is available now. Hot water and heating costs are included within rent. Available from the end of January, unfurnished.

Rent (£1,400pcm), 5 week security Deposit (£1,615.00), 12 month tenancy. Council tax band B, Lambeth

Wavertree Court

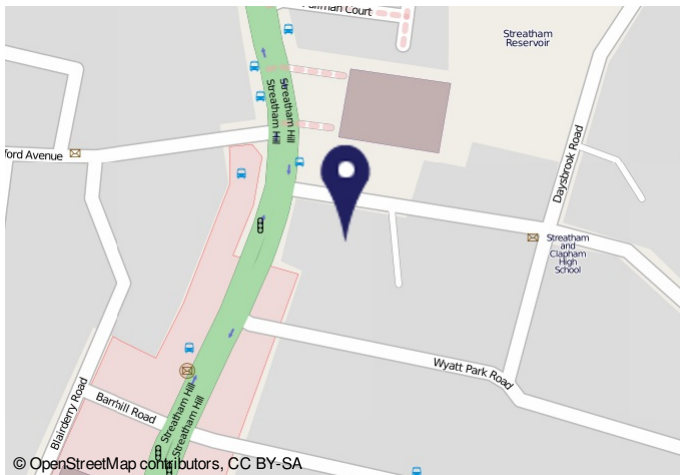
Approximate Gross Internal Area
42.0 sq m / 452 sq ft



First Floor

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. (ID299771)



Energy Performance Certificate HM Government

Flat 59 Wavertree Court, Streatham Hill, LONDON, SW2 4TW
 Dwelling type: Mid-floor flat Reference number: 8003-3153-0626-0867-0153
 Date of assessment: 15 September 2015 Type of assessment: RdSAP existing dwelling
 Date of certificate: 17 September 2015 Total floor area: 42 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 making improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,788**
Over 3 years you could save **£ 852**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 96 over 3 years	You could save £ 852 over 3 years
Heating	£ 1,388 over 3 years	£ 582 over 3 years	
Hot Water	£ 256 over 3 years	£ 204 over 3 years	
Total	£ 1,788	£ 908	

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 higher 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 60). The EPC rating shown here is based on standard 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 measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 600	Yes
2 Low energy lighting for all fixed outlets	£15	£ 39	Yes
3 Reduce single glazed windows with low-E double glazed windows	£3,300 - £5,800	£ 360	Yes

For more information about the recommended measures and other actions you could take, visit www.energy.gov.uk/energy-grades/calculator or call 0800 123 1234 (not an official helpline). The Green Deal may enable you to finance your home owner and installer to pay.

Page 1 of 4

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.