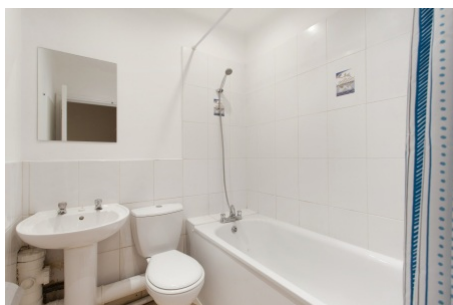


## Greyhound Lane, Streatham SW16

Borough: Lambeth

**£1,450 pcm**

- One bedroom flat
- Private patio

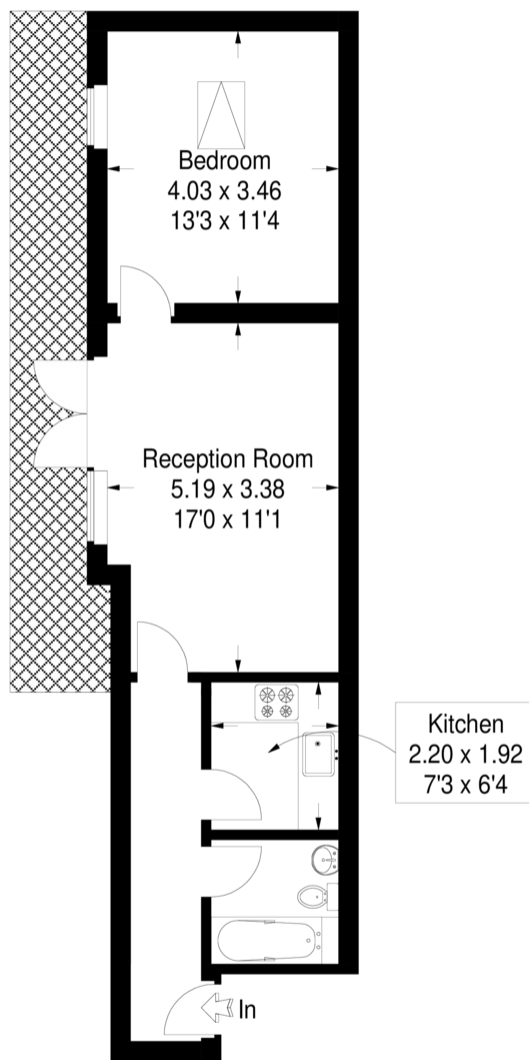


A recently decorated one bedroom flat only yards from Streatham Common Station. The flat is smart and light at the rear of the building, behind commercial accommodation with a private patio. The station on your doorstep gives access to London Bridge, Clapham junction and Victoria. There are local shops and good pubs within minutes. Streatham common is at the other end of the road as are the hub leisure development and two supermarkets. Available now, unfurnished.

Rent (£1,450pcm), 5 week security Deposit (£1,670.00), 12 month tenancy. Council tax band C, Lambeth.

# Greyhound Lane

Approximate Gross Internal Area  
47.6 sq m / 512 sq ft

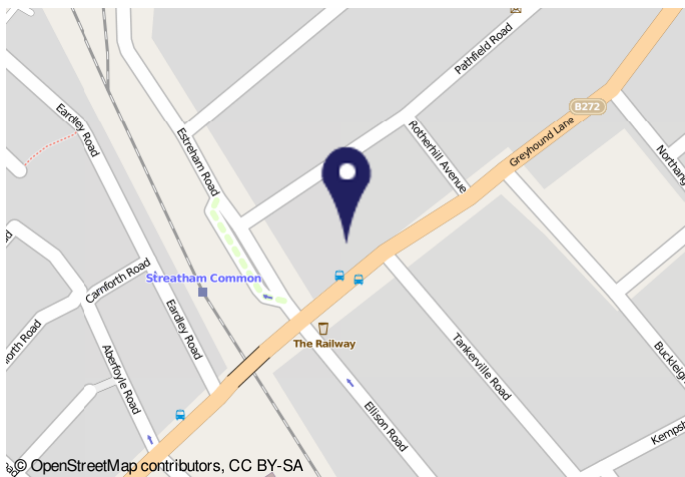


## Ground Floor

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. (ID292200)



**Energy Performance Certificate**

Flat 1, 15 Greyhound Lane, LONDON, SW16 5NP  
 Dwelling type: Ground floor flat  
 Date of assessment: 02 February 2016  
 Date of certificate: 08 February 2016

Reference number: 0041-2822-7326-8306-7495  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 45 m<sup>2</sup>

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:** £ 2,433  
**Over 3 years you could save:** £ 1,074

Estimated energy costs of this home		Potential costs		Potential future savings	
Current costs	Current costs	Potential costs	Potential costs	Potential savings	Potential savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	£ 126 over 3 years	£ 0	£ 0
Heating	£ 2,010 over 3 years	£ 1,541 over 3 years	£ 1,541 over 3 years	£ 469	£ 469
Hot Water	£ 297 over 3 years	£ 192 over 3 years	£ 192 over 3 years	£ 105	£ 105
<b>Total</b>	<b>£ 2,433</b>	<b>£ 1,859</b>	<b>£ 1,859</b>	<b>£ 574</b>	<b>£ 574</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. The excluded energy use for heating appliances like TVs, computers and cookers, and any electricity generated by regeneration.

**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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Flat roof insulation	£300 - £1,500	£ 156	Yes
2. Cavity wall insulation	£300 - £1,500	£ 435	Yes
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 153	Yes

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0800 123 1234 (textphone relayed call). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

**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.