

Mount Nod Road, Streatham SW16

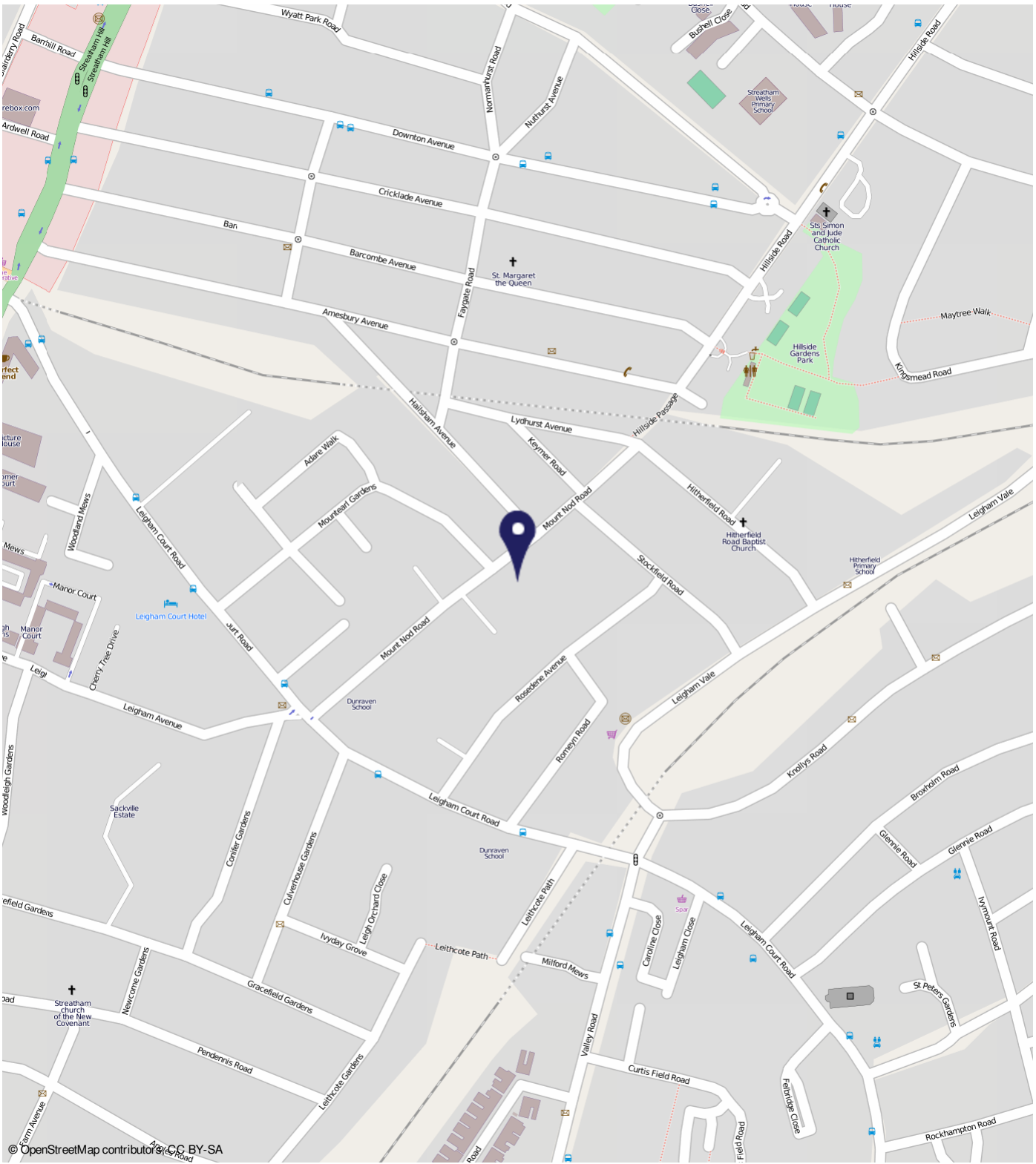
Borough: Lambeth

£1,250 pcm

- Charming one bedroom flat
- Top floor



This period conversion comprises; open plan kitchen/ living room with appliances and stunning roof top views, double bedroom with storage and tiled bathroom with shower over bath tub. Available at the end of January, furnished.



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Distances

- To Streatham Hill Rail Station 0.4 miles
- To Tulse Hill Rail Station 0.7 miles
- To West Norwood Rail Station 0.7 miles
- To Streatham Rail Station 0.8 miles

Energy Performance Certificate HM Government

Flat 1, 83, Mount Nod Road, LONDON, SW16 2LJ Reference number: 9158-2009-7223-0102-0954
 Dwelling type: Top-floor flat Type of assessment: RdSAP existing dwelling
 Date of assessment: 10 July 2012 Total floor area: 47 sqm
 Date of certificate: 12 July 2012

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,879

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years	
Heating	£ 1,590 over 3 years	£ 1,590 over 3 years	Not applicable
Hot water	£ 202 over 3 years	£ 202 over 3 years	
Totals	£ 1,879	£ 1,879	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. This includes energy used for running appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
D	B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. 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.

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.