

## Streatham High Road, Streatham SW16

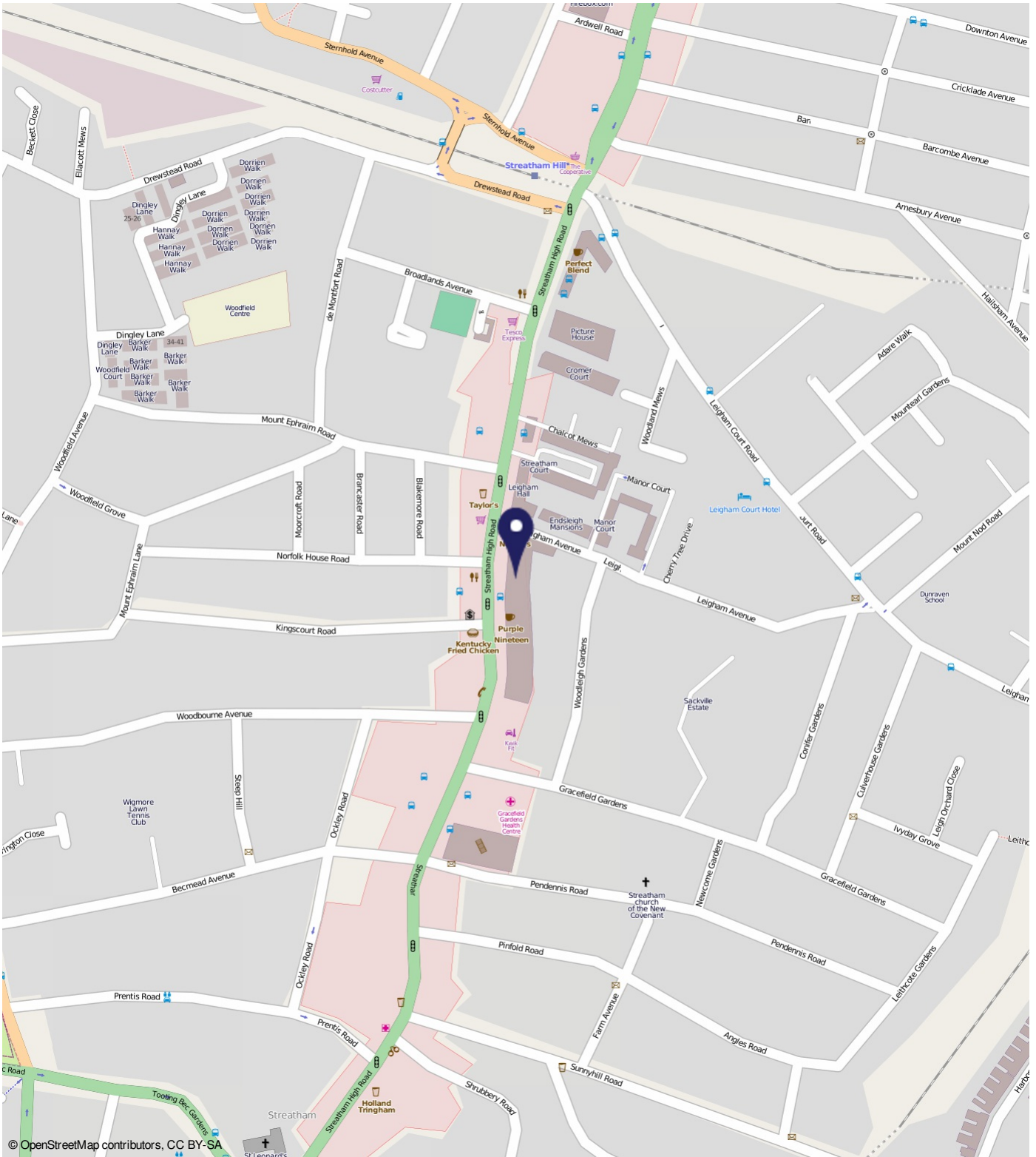
Borough: Lambeth

**£1,550 pcm**

- Two bedroom flat
- Fifth floor



This property comprises large open living / dining room, modern fitted kitchen, tiled bathroom, separate WC and two large double bedrooms. The accommodation boasts views across London and is within close proximity to Streatham Hill BR and the local amenities of Streatham High Road. Available soon, unfurnished.



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## Streatham High Road, Streatham SW16

### Distances

- To Streatham Hill Rail Station 0.3 miles
- To Streatham Rail Station 0.6 miles

**Energy Performance Certificate**

Flat 169 The High, Streatham High Road, LONDON, SW16 1HD

Dwelling type: Top-floor flat Reference number: 0564-2868-6296-2720-6205  
 Date of assessment: 28 January 2020 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 04 February 2020 Total floor area: 65 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,796
Over 3 years you could save	£ 1,278

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 256 over 3 years	£ 208 over 3 years
Heating	£ 2,188 over 3 years	£ 885 over 3 years
Hot Water	£ 352 over 3 years	£ 285 over 3 years
<b>Total</b>	<b>£ 2,796</b>	<b>£ 1,438</b>

**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 65).

The EPC rating shown here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 267
2. Internal or external wall insulation	£4,000 - £14,000	£ 414

To receive advice on practical measures you can take to reduce your energy bills, visit [www.openenergycertificate.org.uk](http://www.openenergycertificate.org.uk) or call freephone 0800 444202. The Green Deal may enable you to fund your home's energy and climate to plan.

**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.