

## Glencairn Road, Streatham SW16

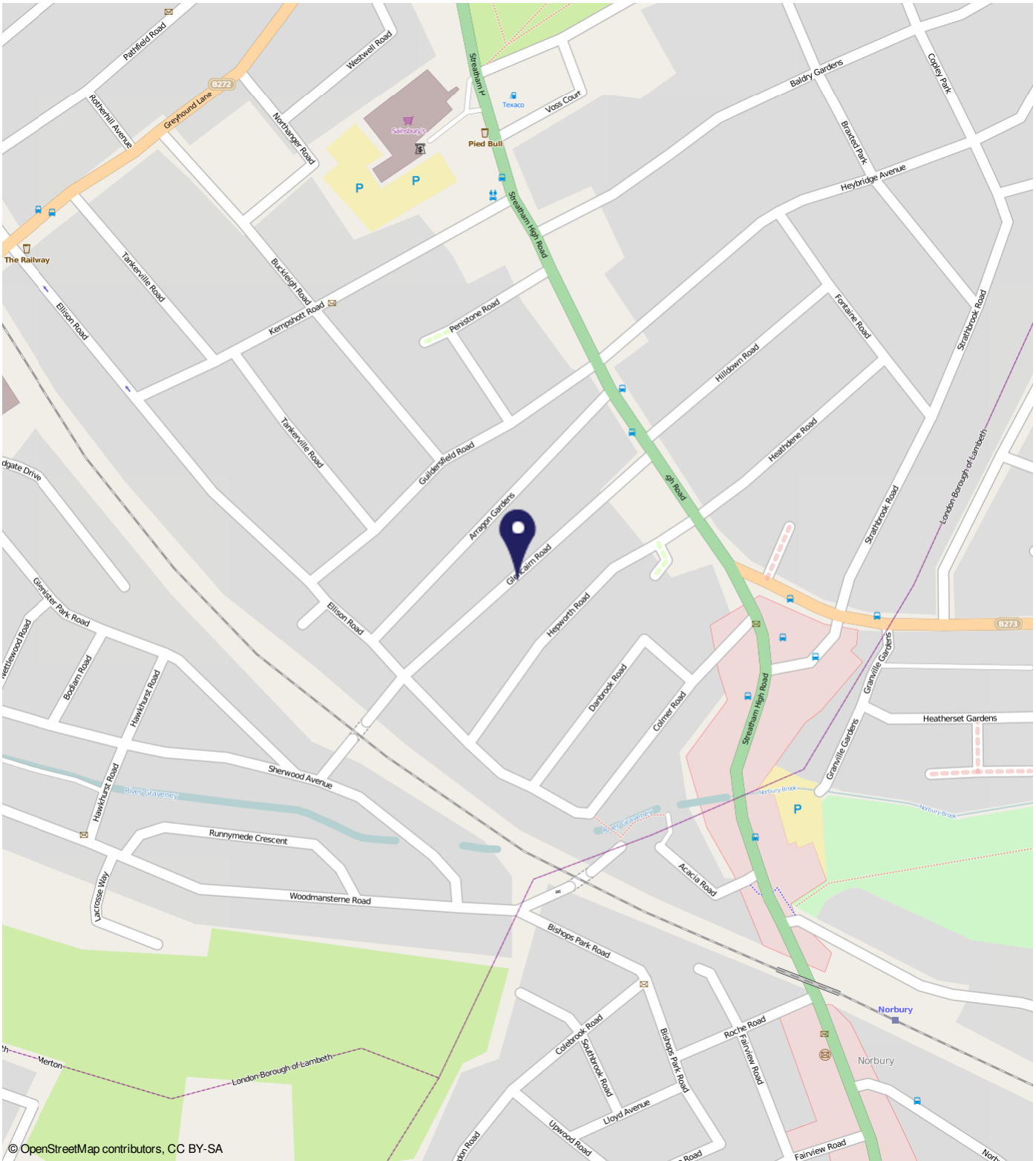
Borough: Lambeth

**£2,500 pcm**

- Five bedroom house
- Private garden



A lovely mid terrace five-bedroom property. The ground floor comprises large reception room at the front and open plan kitchen dining room at the back with French doors opening out onto a private garden. The property also offers five generous size bedrooms and three bathrooms. Glencairn Road is within close proximity of the high road and Streatham Common. Available soon, unfurnished



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## Glenclair Road, Streatham SW16

### Distances

- To Norbury Rail Station 0.3 miles
- To Streatham Common Rail Station 0.4 miles
- To Streatham Rail Station 0.8 miles

**Energy Performance Certificate**

51, Glenclair Road, LONDON, SW16 5DD

Dwelling type: Mid-terrace house  
 Date of assessment: 30 November 2009  
 Date of certificate: 30 November 2009  
 Type of assessment: RIASP - existing dwelling  
 Floor area: 164 sq ft

This home's performance is rated in terms of the 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Band	Current	Potential	Band
76	77	D	63	72	D

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

	Current	Potential
Energy use	215 kWh/m <sup>2</sup> per year	164 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.2 tonnes per year	3.9 tonnes per year
Lighting	£115 per year	£72 per year
Heating	£698 per year	£562 per year
Hot water	£159 per year	£123 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TVs, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve. To see how this home can achieve its potential ratings please see the recommended measures.

Revisited to look for the energy saving recommended tags when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and recommendations report must be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**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.