

Angles Road , Streatham SW16

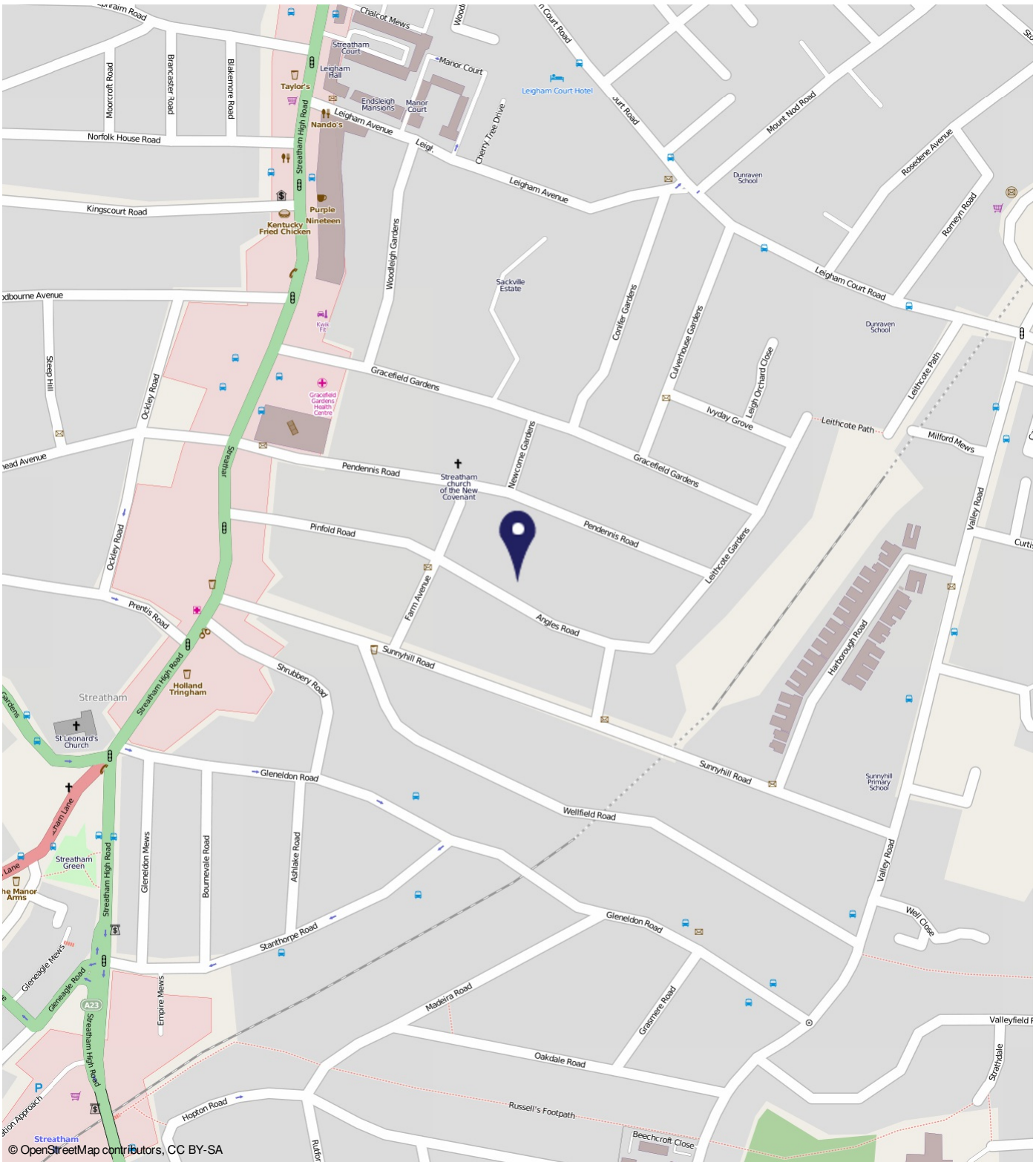
Borough: Lambeth

£550 pcm

- First floor studio flat
- Shared bathroom facilities



The property is well presented and has access to a shared garden. The rent includes council tax. Angles Road is a short walk from Streatham High Road with its rail links, shops and bars. Available soon, unfurnished. *Suitable for a single occupant*.



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Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.5 miles
- To Streatham Common Rail Station 1 miles
- To West Norwood Rail Station 0.9 miles
- To Tulse Hill Rail Station 1.1 miles

Energy Performance Certificate

Flat 5, 9 Angles Road, LONDON, SW16 2UU
 Dwelling type: Mid-floor flat
 Date of assessment: 20 January 2014
 Date of certificate: 20 January 2014
 Reference number: 8105-8801-6825-6527-8543
 Type of assessment: RdSAP existing dwelling
 Total floor area: 20 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,712
Over 3 years you could save:	£ 1,866

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 45 over 3 years	£ 69 over 3 years
Heating	£ 2,283 over 3 years	£ 458 over 3 years
Hot Water	£ 389 over 3 years	£ 462 over 3 years
Total	£ 2,712	£ 989

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

Improvement measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,050	Yes
2 Draught proofing	£80 - £120	£ 84	Yes
3 Fan-assisted storage heaters	£200 - £400	£ 456	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 or call 0800 123 1234 (texted national rate). The Green Deal only when you 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.