

Angles Road, Streatham SW16

Borough: Lambeth

£1,300 pcm

- Two double bedrooms
- Large reception room



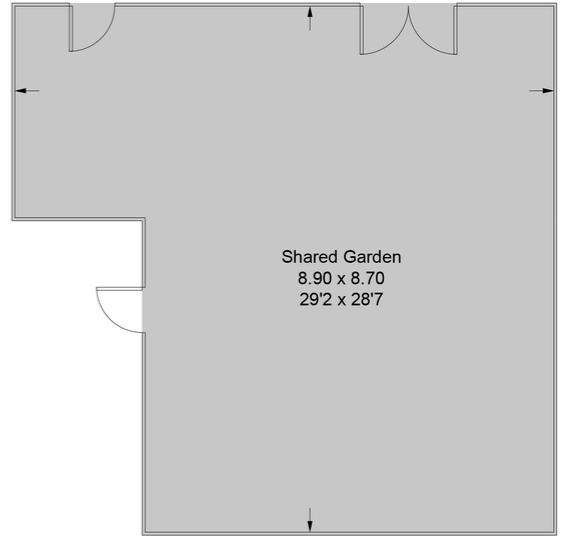
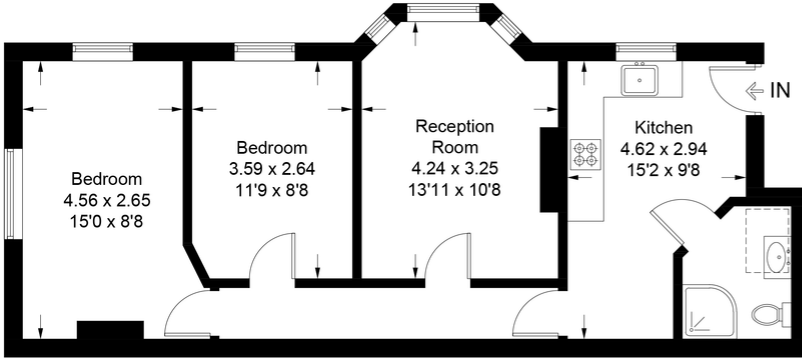
A recently refurbished ground floor, two bedroom conversion flat in this semi-detached period building on the ever-popular Angles Road. The flat comes with large reception, separate integrated kitchen, two double bedrooms, newly tiled shower room and has access to a communal garden. Angles Road is within close proximity of the amenities of Streatham High Road.

Angles Road

Approximate Gross Internal Area = 57.3 sq m / 616 sq ft
 Reduced Headroom = 0.8 sq m / 9 sq ft
 Total = 58.1 sq m / 625 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID518488)



Energy Performance Certificate

Flat 1, 44 Angles Road, LONDON, SW16 2UR
 Dwelling type: Ground floor flat
 Date of assessment: 12 January 2013
 Date of certificate: 12 January 2013

Reference number: 0406-2842-7562-4267-8561
 Type of assessment: RdSAP existing dwelling
 Total floor area: 58 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: £ 1,830
Over 3 years you could save: £ 699

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 1,484 over 3 years	£ 795 over 3 years	You could save £ 689 over 3 years
Hot Water	£ 238 over 3 years	£ 228 over 3 years	
Total	£ 1,830	£ 1,131	

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

Energy Efficiency Rating

Rating	Current	Potential
Energy Efficiency Rating	D	C

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 recommended measures 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 Internal or external wall insulation	£4,000 - £14,000	£ 411	
2 Floor insulation	£800 - £1,200	£ 177	
3 Replace boiler with new condensing boiler	£2,300 - £2,900	£ 308	

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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.