

## Angles Road, Streatham SW16

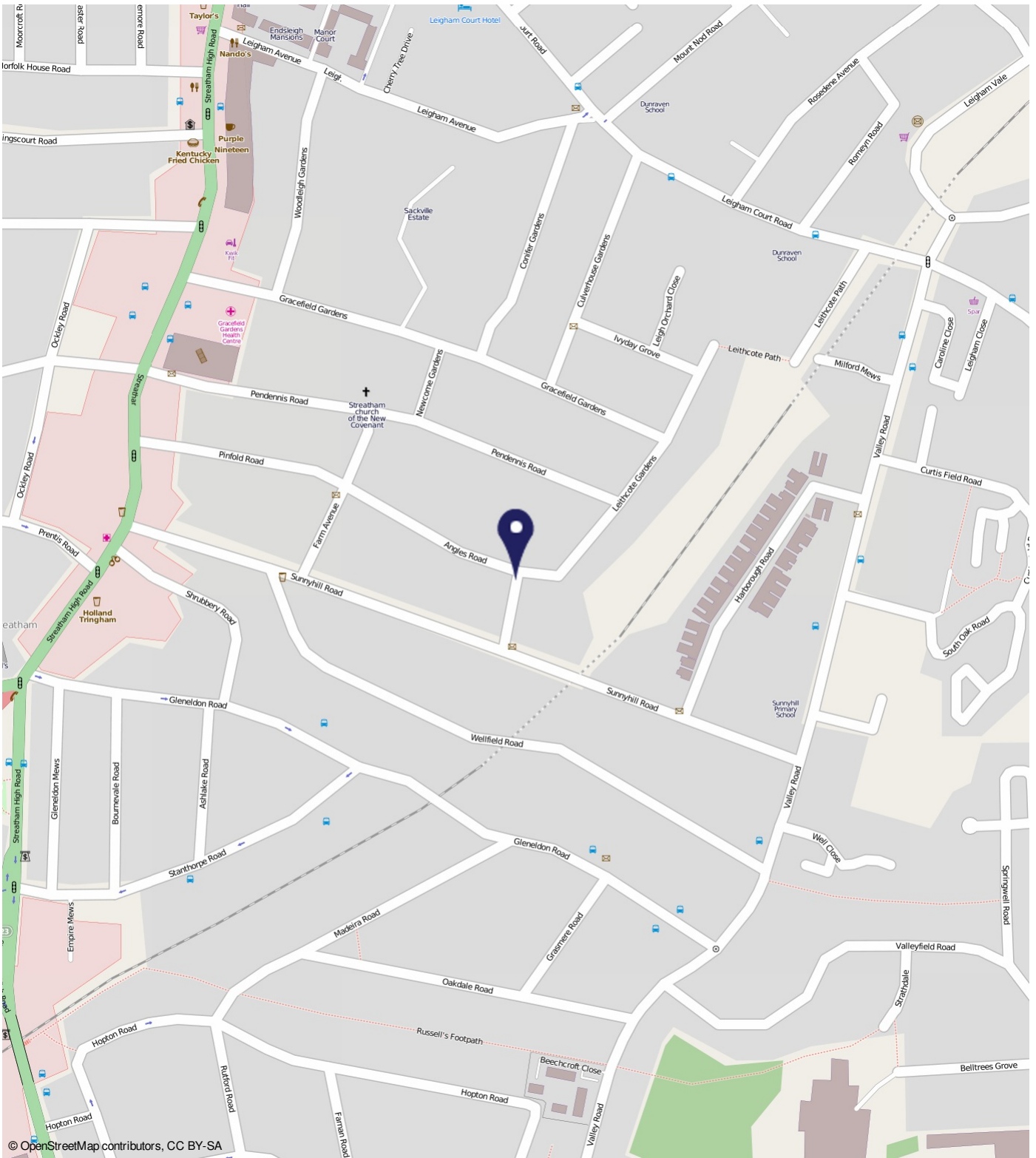
Borough: Lambeth

**£1,350 pcm**

- Two double bedrooms
- Communal garden



A newly refurbished top 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, Streatham SW16

### Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.6 miles
- To West Norwood Rail Station 0.9 miles
- To Streatham Common Rail Station 0.9 miles
- To Tulse Hill Rail Station 1 miles

**Energy Performance Certificate**

Flat 2, 44 Angles Road, LONDON, SW16 2UR

Dwelling type: Top-floor flat  
 Date of assessment: 12 January 2013  
 Date of certificate: 15 January 2013

Reference number: 9728-6559-7279-0247-2950  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 61 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:	£ 3,199
Over 3 years you could save	£ 1,173

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 111 over 3 years	£ 110 over 3 years
Heating	£ 2,384 over 3 years	£ 1,335 over 3 years
Hot Water	£ 504 over 3 years	£ 540 over 3 years
<b>Total</b>	<b>£ 3,199</b>	<b>£ 1,985</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy cost for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

**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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 458	Yes
2 Heating controls (room thermostat and TRVs)	£300 - £400	£ 189	Yes
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 462	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](http://www.direct.gov.uk/energy) or call 0800 123 1234 (textphone 0800 123456). The Green Deal only when you make your home warmer and cheaper to run at no up-front 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.