

Mount Nod Road, Streatham SW16

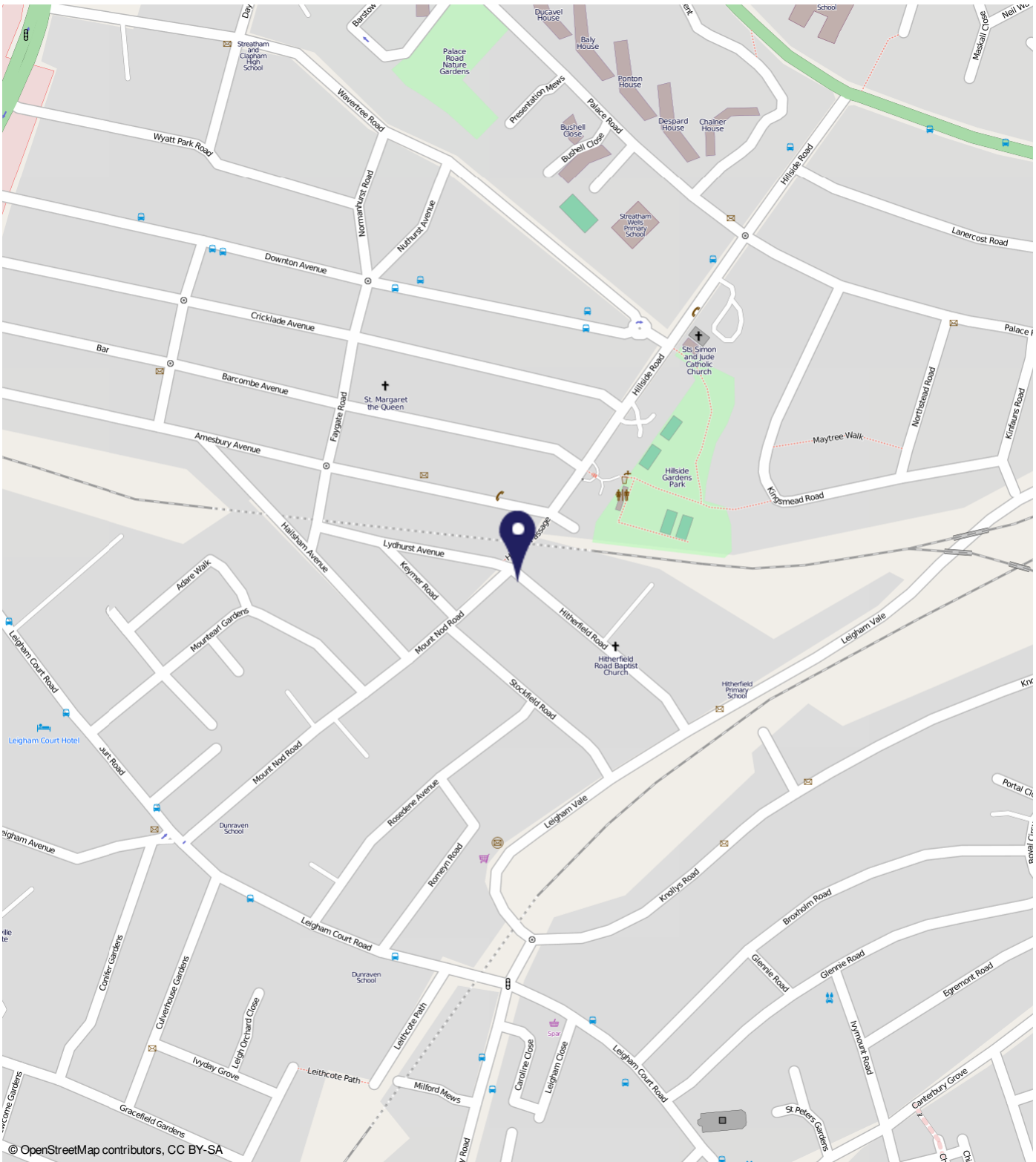
Borough: Lambeth

£1,450 pcm

- Two double bedroom flat
- Split level



A very unique, split level two double bedroom flat situated on Mount Nod Road. This property comprises; two double bedrooms, study/ guest bedroom, large reception room, modern fitted kitchen with appliances and tiled shower room. The flat also benefits from stunning views across London. The transport links are excellent as Mount Nod Road is located between Streatham Hill and Tulse Hill stations. Available end of August, unfurnished.



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Distances

- To Streatham Hill Rail Station 0.4 miles
- To Tulse Hill Rail Station 0.6 miles
- To West Norwood Rail Station 0.7 miles
- To Streatham Rail Station 1 miles

Energy Performance Certificate

Top Floor Flat, 65 Mount Nod Road, LONDON, SW16 2LP
 Dwelling type: Top-floor flat Reference number: 8753-7424-5640-8125-7922
 Date of assessment: 29 April 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 28 April 2017 Total floor area: 62 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:	£ 2,646
Over 3 years you could save	£ 1,242

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 171 over 3 years	You could save £ 1,242 over 3 years
Heating	£ 1,989 over 3 years	£ 873 over 3 years	
Hot Water	£ 448 over 3 years	£ 300 over 3 years	
Total	£ 2,646	£ 1,484	

These figures show how much the average household would spend in this property for heating, lighting and hot water and/or not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and cookers, and 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). The EPC rating shown here is based on standard 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 965	Yes
2 Low energy lighting for all fixed outlets	£10	£ 28	Yes
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 234	Yes

To find out more about the recommended measures or other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 123 1234 (standard national rate). The Green Deal may enable you to finance your home energy and improve it too.

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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.