

## Woodgate Drive, Streatham SW16

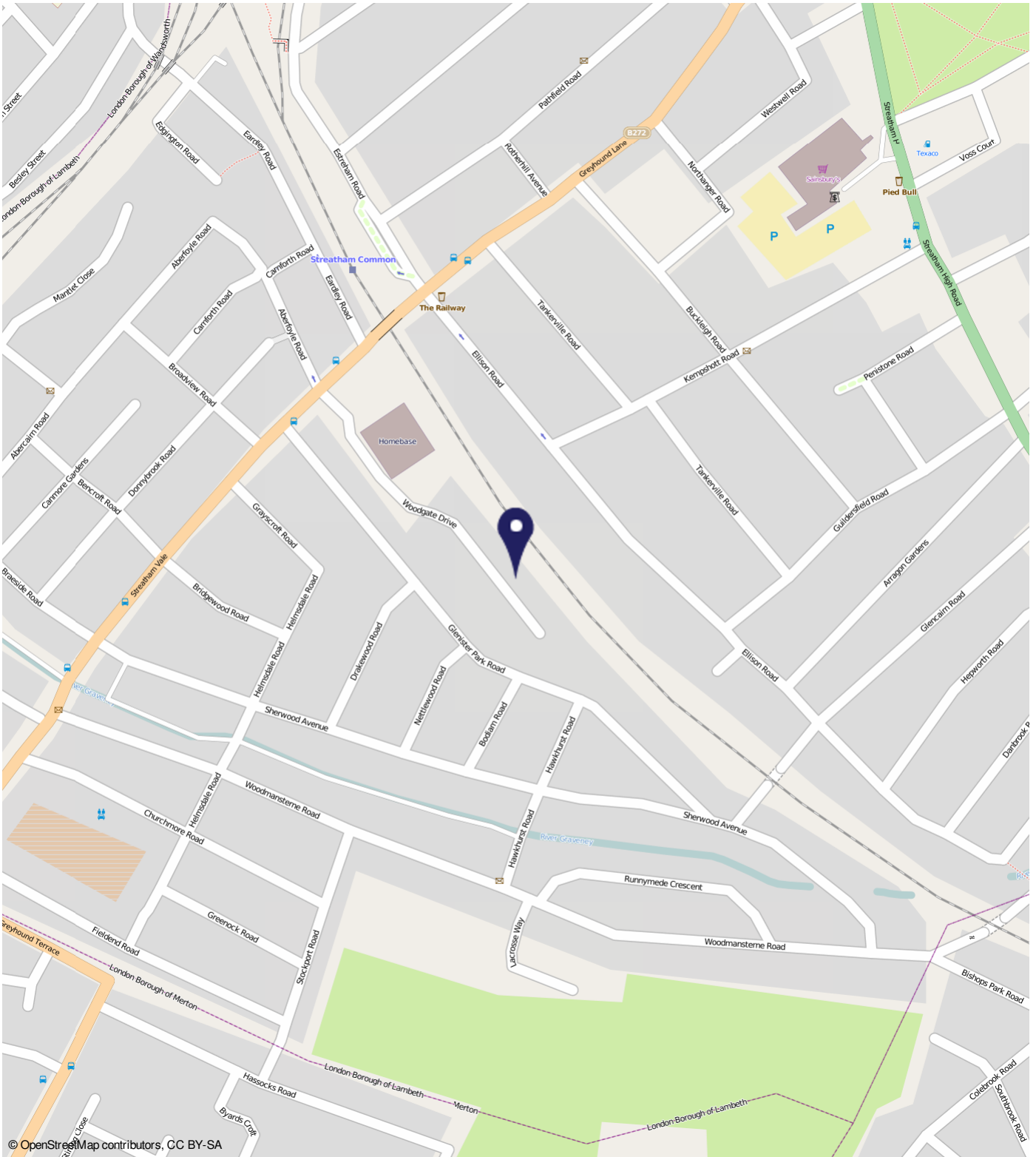
Borough: Lambeth

**£1,195 pcm**

- Two bedroom flat
- Top floor flat



A smart and spacious two bedroom flat in this private block on Woodgate Drive. This property comprises two bedrooms, tiled bathroom and open plan kitchen reception room, complete with breakfast bar. The property also benefits for the use of a garage. The flat is 0.2 miles from Streatham Common station and is within close proximity of the amenities on the high road and Streatham Common. This flat comes furnished and is available now.



## Woodgate Drive, Streatham SW16

### Distances

- To Streatham Common Rail Station 0.2 miles
- To Norbury Rail Station 0.5 miles
- To Streatham Rail Station 0.7 miles
- To Mitcham Eastfields Rail Station 1.1 miles

**Energy Performance Certificate**

93, Woodgate Drive, LONDON, SW16 5YQ  
 Dwelling type: Top-floor flat  
 Reference number: 0759-2868-7157-6503-4711  
 Date of assessment: 08 May 2017  
 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 11 May 2017  
 Total floor area: 54 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:	Current costs	Potential costs
Over 3 years you could save	£ 1,996	£ 204

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 136 over 3 years	£ 136 over 3 years
Heating	£ 1,083 over 3 years	£ 879 over 3 years
Hot Water	£ 275 over 3 years	£ 275 over 3 years
<b>Total</b>	<b>£ 1,594</b>	<b>£ 1,390</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is 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.

**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 Increase loft insulation to 270 mm	£100 - £300	£ 207	✓

To find out more about the recommended measures and other actions you could take, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 504 (not available on mobiles). The Green Deal only applies if you make your home warmer and cheaper to run.

**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.