

Greyhound Lane, Streatham SW16

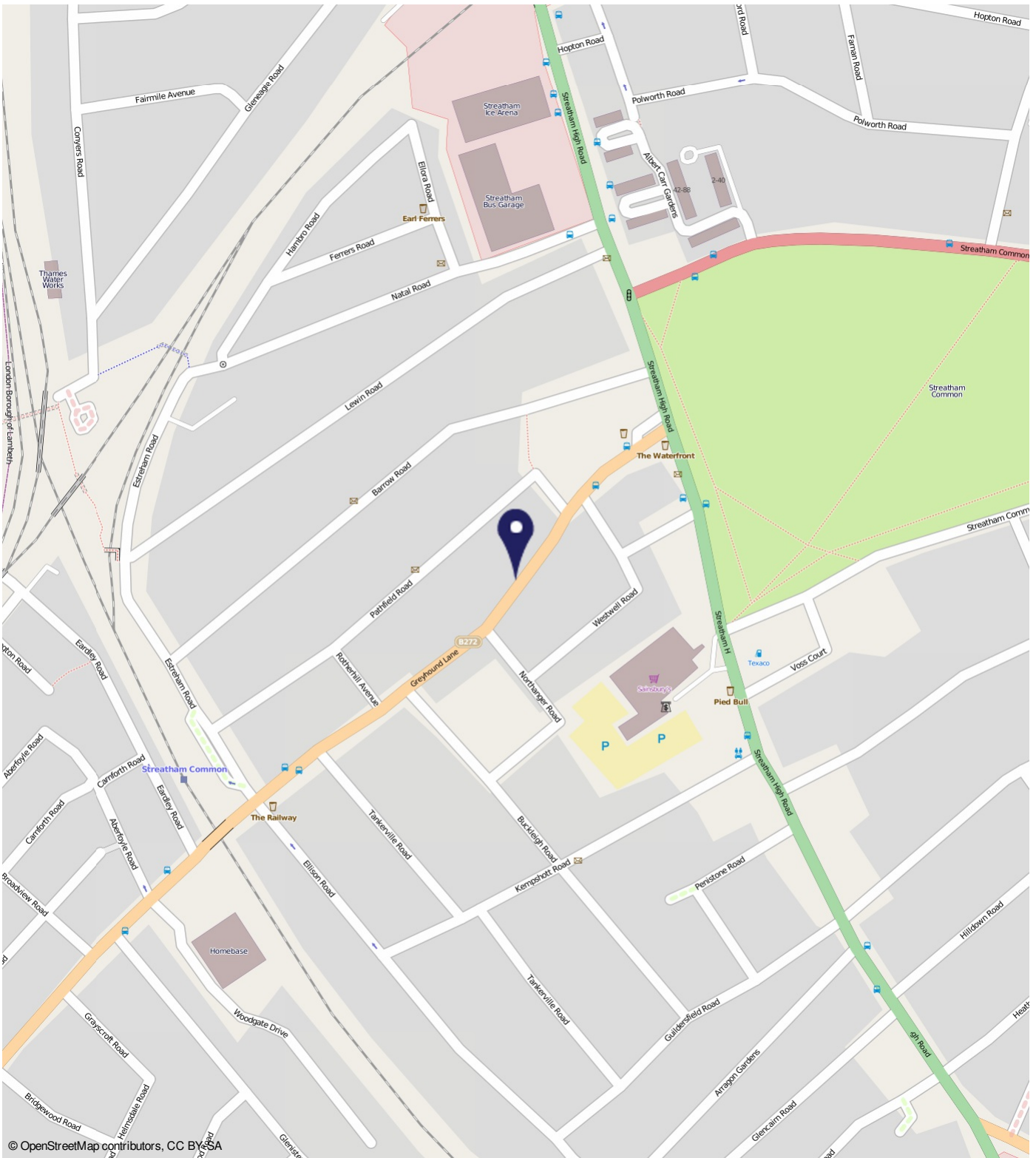
Borough: Lambeth

£1,300 pcm

- Two double bedrooms
- Within close proximity to Streatham Common station



A very spacious first floor, two double bedroom property on Greyhound Lane. This property comprises large living room, kitchen with appliances, two double bedrooms and modern bathroom. Greyhound Lane is well located with access to Streatham Common BR and the open space of Streatham Common.



Greyhound Lane, Streatham SW16

Distances

- To Streatham Common Rail Station 0.2 miles
- To Streatham Rail Station 0.4 miles
- To Norbury Rail Station 0.7 miles

Energy Performance Certificate

165, Greyhound Lane
LONDON
SW16 5DW

Dwelling type: Mid-floor flat
Date of assessment: 21 August 2010
Date of certificate: 21 August 2010
Reference number: 2526-2528-2529-2530-2531-2532
Type of assessment: EPC
Total floor area: 20 m²

This home's performance is rated in terms of the energy used per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very good (A)			Very good (A)		
Good (B)			Good (B)		
Fair (C)			Fair (C)		
Below average (D)			Below average (D)		
Poor (E)			Poor (E)		
Very poor (F)			Very poor (F)		
Very poor (G)			Very poor (G)		

England & Wales 2009/10 EPC **England & Wales** 2002/05 EPC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	202 kWh per year	213 kWh per year
Carbon dioxide emissions	2.7 tonnes per year	2.7 tonnes per year
Lighting	£81 per year	£41 per year
Heating	£421 per year	£430 per year
Hot water	£297 per year	£297 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve. To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended lights when buying energy efficient products. It's a simple and easy way to reduce the most energy inefficient products in the home.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.