

Streatham High Road, Streatham SW16

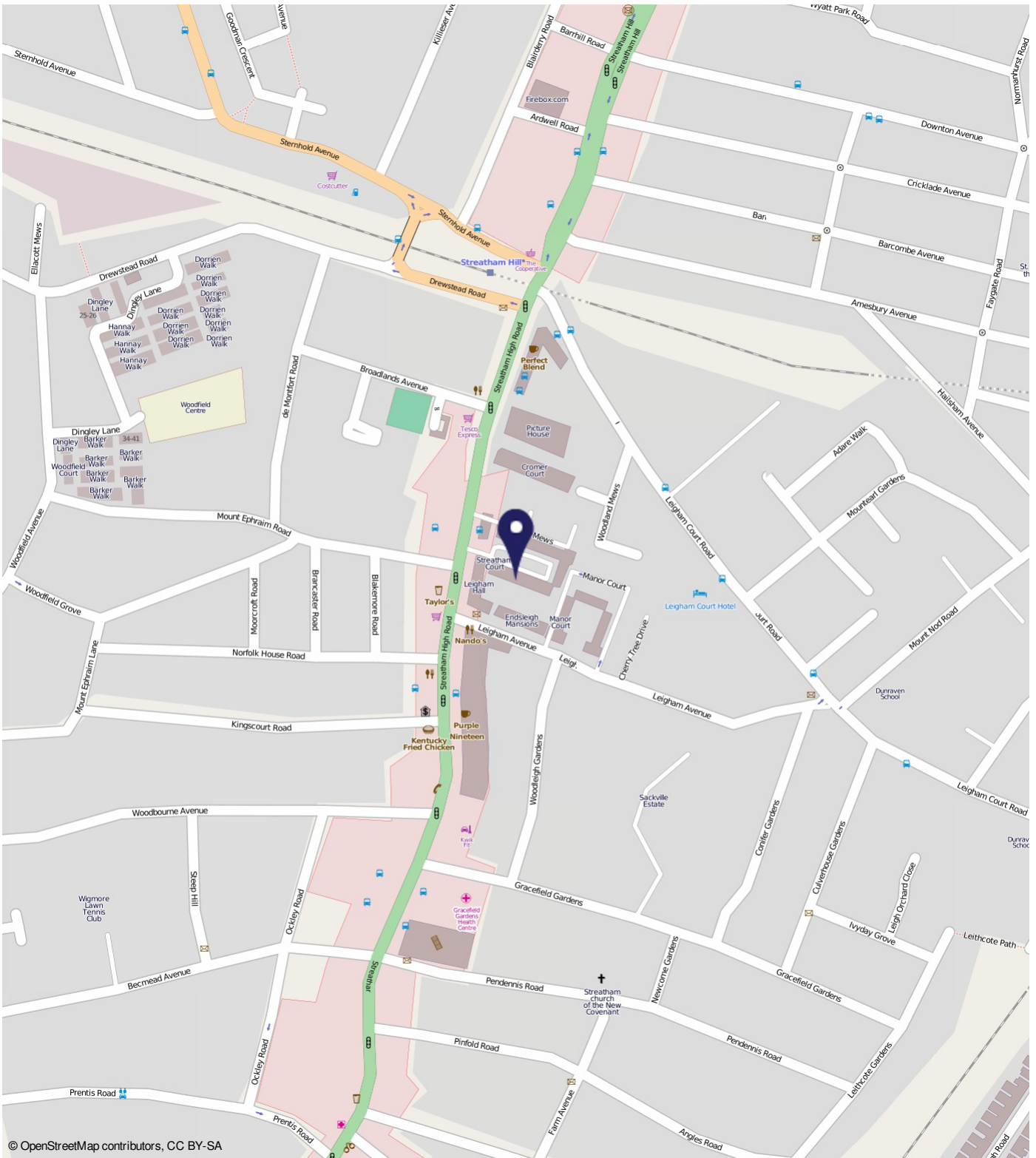
Borough: Lambeth

£1,400 pcm

- Two bedroom flat
- Second floor



A bright and spacious two bedroom flat in a Streatham Court, just off Streatham High Road. This mansion block is set back off the High Street in a secluded position behind security gates and overlooking well kept gardens. This property comprises two double bedrooms, kitchen with appliances, tiled bathroom and spacious living room. This property also benefits from being close to Streatham Hill station and the amenities of the high road. Available soon, furnished.



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Distances

To Streatham Hill Rail Station 0.2 miles
 To Streatham Rail Station 0.7 miles

Energy Performance Certificate

Flat 80 Streatham Court, Streatham High Road, LONDON, SW16 1SU
 Dwelling type: Mid-floor flat Reference number: 0820-2845-7268-8724-4645
 Date of assessment: 25 June 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 14 July 2014 Total floor area: 68 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:	Current	Potential
Over 3 years you could save	£ 1,542	£ 576

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 100 over 3 years	You could save £ 576 over 3 years
Heating	£ 1,161 over 3 years	£ 579 over 3 years	
Hot Water	£ 264 over 3 years	£ 271 over 3 years	
Total	£ 1,542	£ 950	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy used for running 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.

Current	Potential
45	63

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 367	Yes
2 Low energy lighting for all fixed outlets	£10	£ 61	Yes
3 Reduce single glazed windows with low-E double glazed windows	£3,300 - £8,000	£ 166	Yes

For more information about the recommended measures and the savings you could achieve, go to www.gov.uk/knowledge-portal/energy-calculator or call 0800 123 1234 (textphone 0800 123456). The Green Deal may enable you to finance your home warmer and cheaper in the long term.

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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.