

## Stanford Road, Norbury SW16

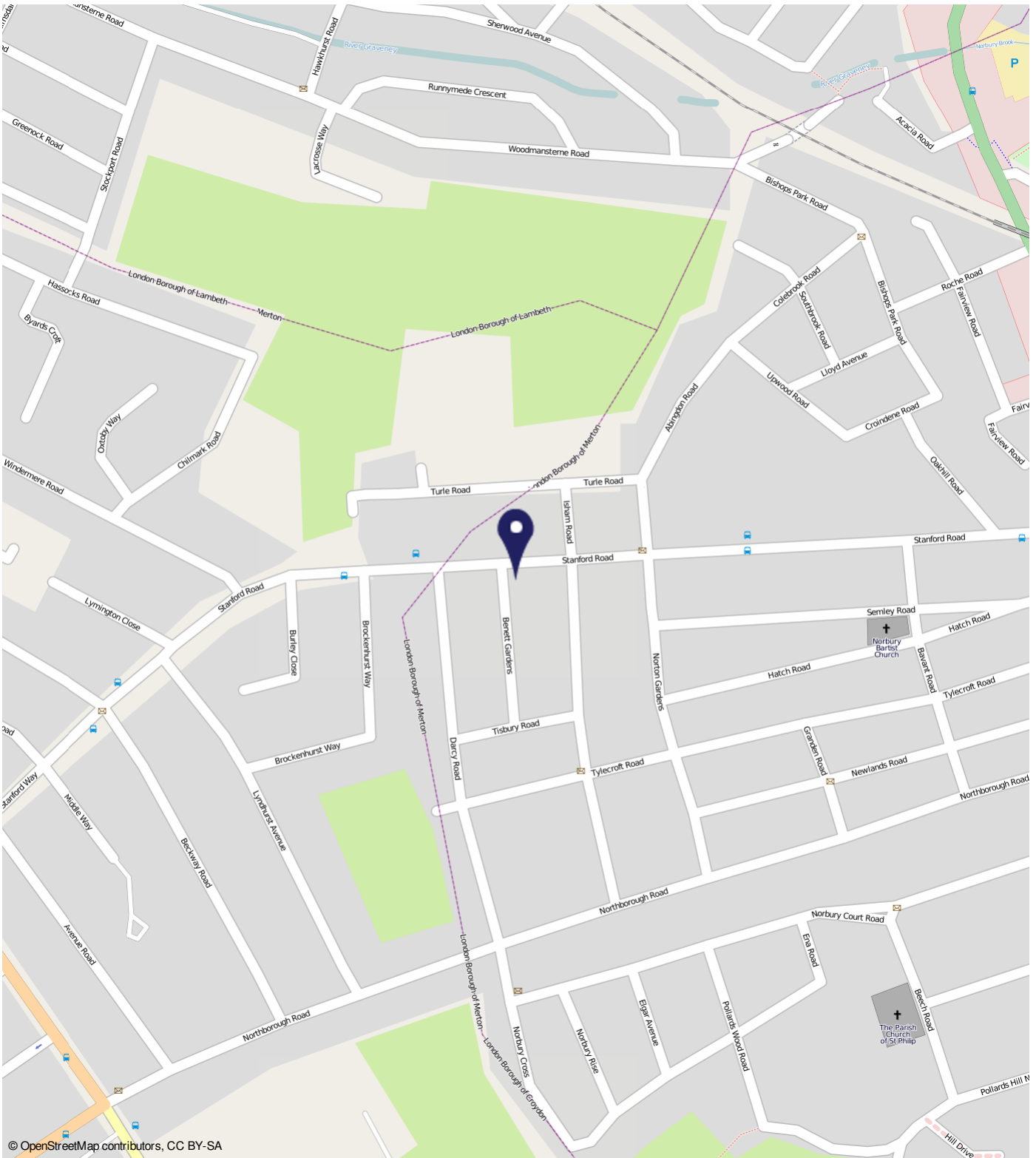
Borough: Lambeth

**£1,200 pcm**

- Ground floor garden flat
- One bedroom



This beautifully presented ground floor property comprises; modern open plan kitchen/ living space with integrated appliances, double bedroom and tiled bathroom with bath and shower overhead. The accommodation benefits from a private rear garden and inbuilt storage. Available now, furnished.



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## Stanford Road, Norbury SW16

### Distances

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

**Energy Performance Certificate**

137, Stanford Road, LONDON, SW16 4QD  
 Dwelling type: Ground floor maisonette  
 Date of assessment: 02 October 2015  
 Date of certificate: 02 October 2015

Reference number: 0226-8831-7210-3195-5980  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 62 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:** **£ 1,716**  
**Over 3 years you could save** **£ 690**

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 219 over 3 years	£ 108 over 3 years
Heating	£ 1,275 over 3 years	£ 883 over 3 years
Hot Water	£ 122 over 3 years	£ 225 over 3 years
<b>Total</b>	<b>£ 1,716</b>	<b>£ 1,016</b>

**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
D	B

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

Recommended measures	Indicative cost over 3 years	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 458	Yes
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 128	Yes
3 Low energy lighting for all fixed outlets	£ 50	£ 50	Yes

To find out more about the recommended measures and other actions you could take to save money visit [www.gov.uk/energy-guidance](http://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.

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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.