

## Leigham Avenue, Streatham SW16

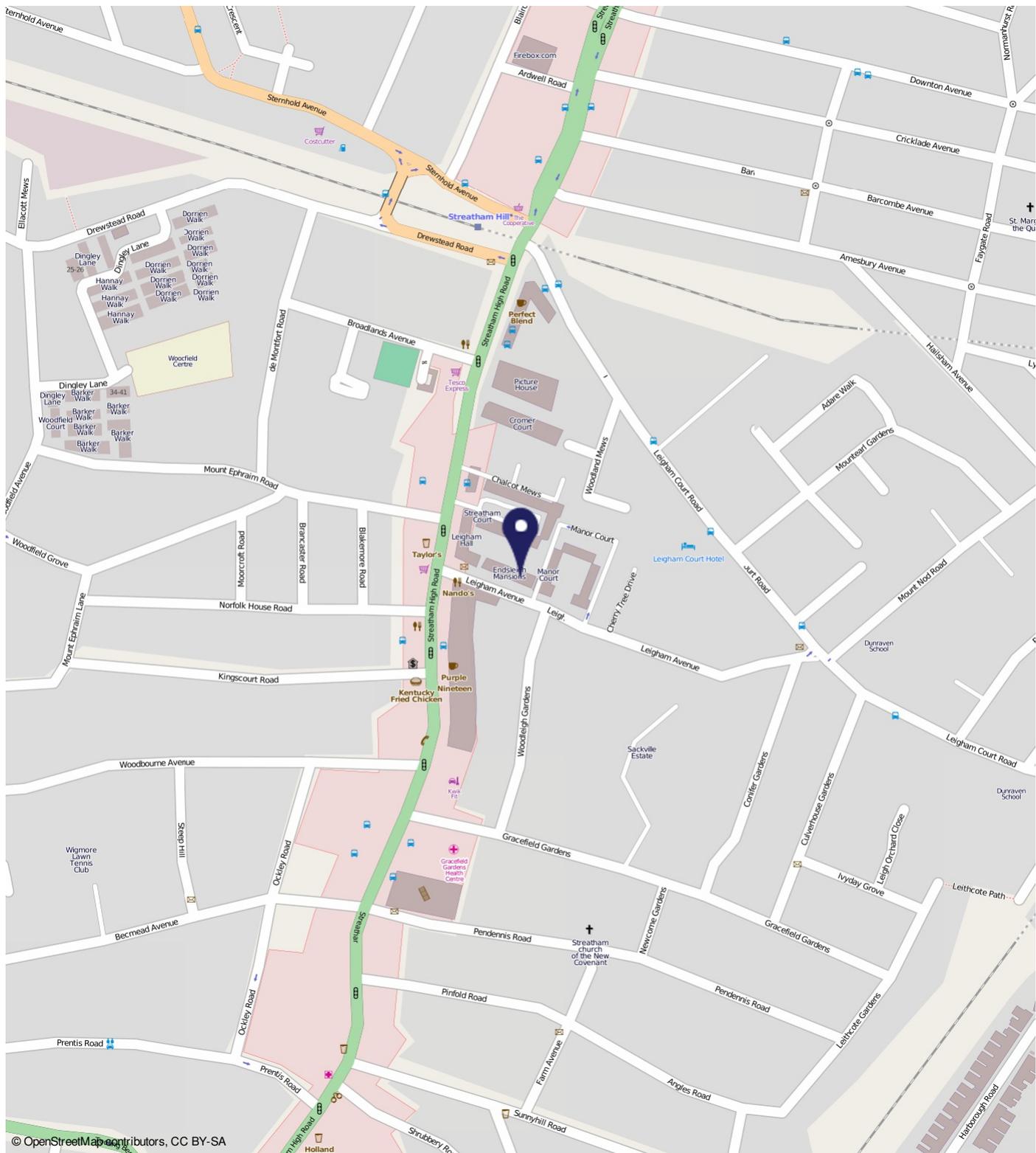
Borough: Lambeth

**£1,500 pcm**

- Two double bedrooms
- Top floor flat



A large two bedroom, top floor flat. The property comprises large open plan kitchen/living room with appliances, two double bedrooms, two bathrooms (one en-suite) and a roof terrace. The property is part of a small development of flats on top of a well-established existing block in a secluded position just off the High Road and on the doorstep of the shops bars and restaurants of Streatham Hill. Available now, unfurnished.



## Leigham Avenue, Streatham SW16

### Distances

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

**Energy Performance Certificate**

Flat 40  
 Dingley Mansions  
 Leigham Avenue  
 SW16 2DP

Dwelling type: Top-floor flat  
 Date of assessment: 14 November 2011  
 Date of certificate: 15 November 2011  
 Reference number: 9359-1248-9221-9195-0966  
 SAP version: 9.4.0  
 Total floor area: 68 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**England & Wales** EU Directive 2002/91/EC  
 The energy efficiency rating is a measure of the home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact the home has on the environment.

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Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	EU Directive 2002/91/EC
Energy use	100 kWh/m <sup>2</sup> per year	100 kWh/m <sup>2</sup> per year	100 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11.4 tonnes per year	11.4 tonnes per year	11.4 tonnes per year
Lighting	€42 per year	€42 per year	€42 per year
Heating	€242 per year	€242 per year	€242 per year
Hot water	€81 per year	€81 per year	€81 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 not likely to match an individual's actual fuel bills and carbon emissions in practice. The figures also do not reflect the impact of the fuel used for cooking or water heating. The figures do not 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.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a guide and does not mean to identify the most energy-efficient product on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information to improve your building'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.