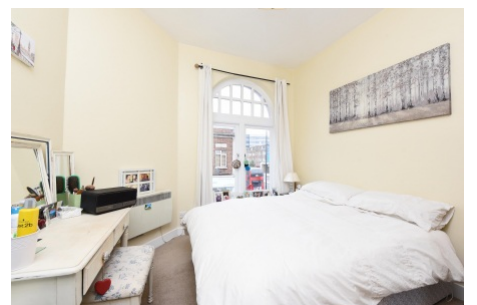


## Streatham High Road, Streatham SW16

Borough: Lambeth

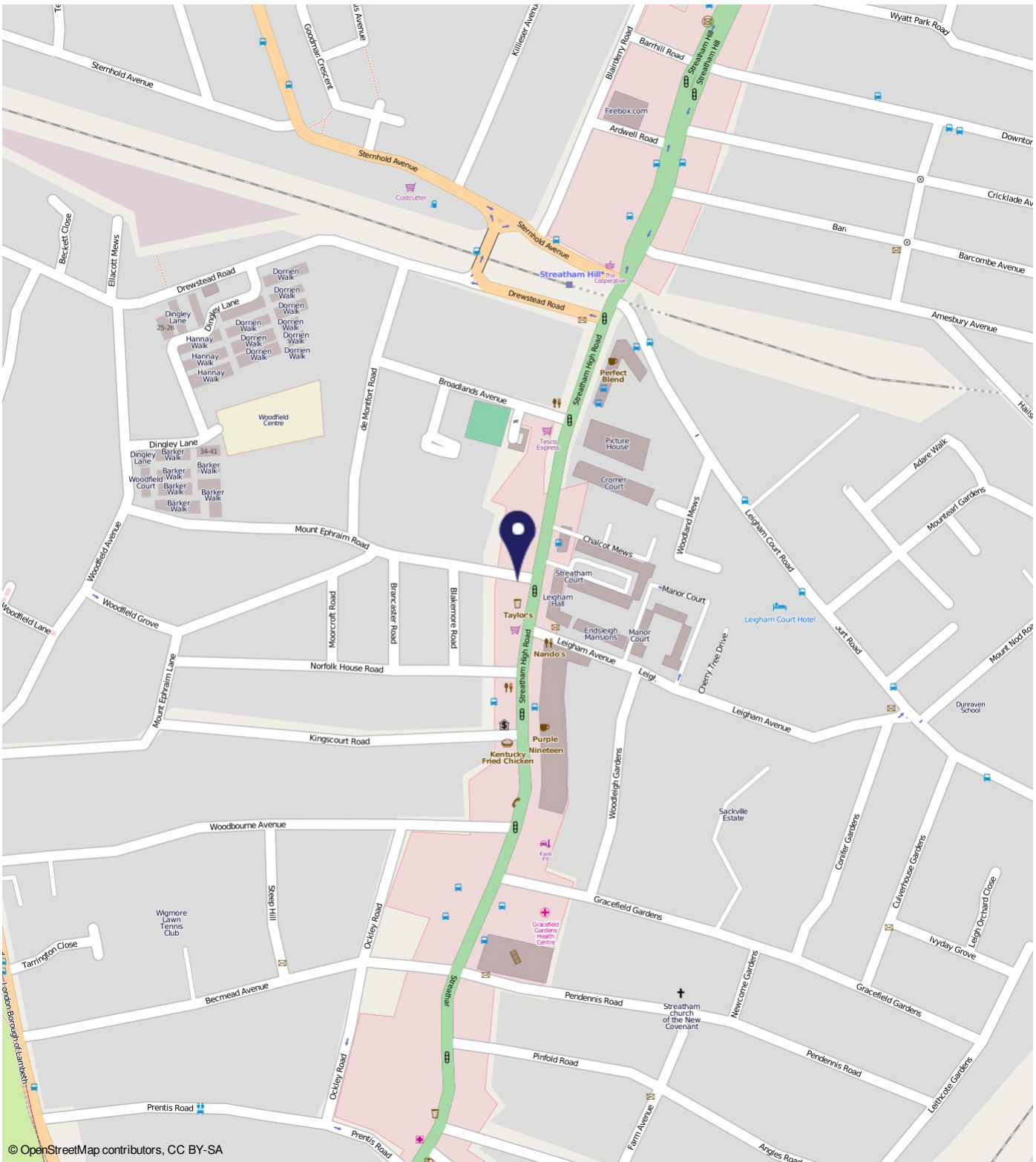
**£2,400 pcm**

- Three double bedroom flat
- First floor flat



A bright and spacious three double bedroom property on Streatham High Road. This split level first floor flat comprises; open plan living room/kitchen, three double bedrooms and two bathrooms. The property is on the corner of Streatham High Road and Mount Ephraim Road, a very desirable location close to the shops, bars and restaurants on the high street and Streatham Hill Station. Available at the end of September. Furnished.

Rent (£2,400pcm), 5 week security Deposit (£2,765.00), 12 month tenancy. Council tax band C, Lambeth.



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## Streatham High Road, Streatham SW16

### Distances

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

**Energy Performance Certificate** HM Government

**Flat 1, The Streatham High Road, LONDON, SW16 1BS**

Dwelling type: **Mid-rise flat**      Reference number: **8003-8021-1226-5567-2873**  
 Date of assessment: **12 August 2013**      Type of assessment: **RiSAP existing dwelling**  
 Date of certificate: **18 August 2013**      Total floor area: **90 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:**      **£ 4,482**  
**Over 3 years you could save:**      **£ 3,111**

Estimated energy costs of this home		Potential costs		Potential future savings	
Lighting	Current costs	Potential costs	Lighting	Current costs	Potential future savings
	£ 198 over 3 years	£ 198 over 3 years		£ 198 over 3 years	
Heating	£ 3,432 over 3 years	£ 840 over 3 years	Hot Water	£ 452 over 3 years	£ 333 over 3 years
Hot Water	£ 452 over 3 years	£ 333 over 3 years			
<b>Total</b>	<b>£ 4,482</b>	<b>£ 1,971</b>			<b>You could save £ 3,111 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, 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 measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,031	Yes
2 Change heating to gas condensing boiler	£3,000 - £7,000	£ 1,077	Yes

For more information on recommended measures and how to save money on energy bills, visit [www.gov.uk/government/guidance/energy-efficiency](http://www.gov.uk/government/guidance/energy-efficiency) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to finance your home warmer and cheaper in the long term.

**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.