

## Streatham Close, Streatham SW16

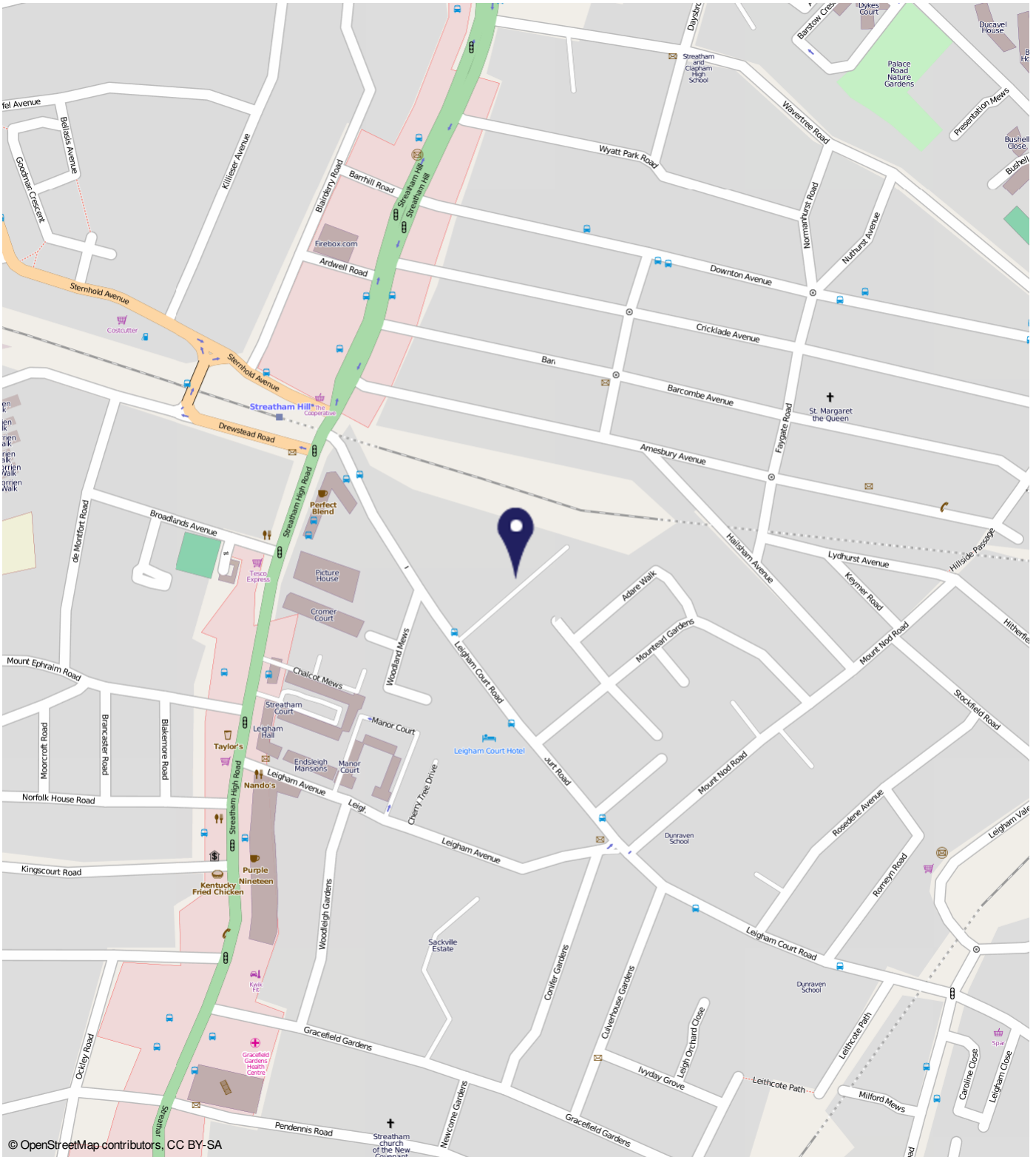
Borough: Lambeth

**£1,100 pcm**

- One bedroom flat
- Recently refurbished



A delightful one bedroom flat in an attractive purpose built block located within a close proximity to Streatham Hill Station. This second floor flat comprises; living room, double bedroom, fitted kitchen with white goods and modern white bathroom suite. Additional benefits include a well maintained communal garden.



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## Streatham Close, Streatham SW16

### Distances

- To Streatham Hill Rail Station 0.2 miles
- To Streatham Rail Station 0.8 miles
- To Tulse Hill Rail Station 0.8 miles
- To West Norwood Rail Station 0.9 miles

**Energy Performance Certificate**

52, Streatham Close, Leigham Court Road  
LONDON SW16 2NH

Dwelling type: Mid-floor flat  
Date of assessment: 18 April 2009  
Date of certificate: 10 April 2009  
Reference number: 8307-0549-6020-4495-6413  
Total floor area: 34 m<sup>2</sup>

This home's performance is rated in terms of 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		
Very low energy	Current	Potential	Very low energy	Current	Potential
A	D	C	1	4	1
B	E	D	2	5	2
C	F	E	3	6	3
D	G	F	4	7	4
E	H	G	5	8	5
F	I	H	6	9	6
G	J	I	7	10	7

**England & Wales** 2008/10/10  
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.

**England & Wales** 2008/10/10  
The environmental impact 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 it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	627 kWh per year	625 kWh per year	
Carbon dioxide emissions	3.3 tonnes per year	3.2 tonnes per year	
Lighting	£22 per year	£12 per year	
Heating	£252 per year	£255 per year	
Hot water	£121 per year	£121 per year	

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve. To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EPC to provide information on financial help for improving its energy performance.  
For advice on how to take action and to find out about others available to help make your home more energy efficient, call 0800 332 022 or visit [www.energyhelp.gov.uk](http://www.energyhelp.gov.uk)

**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.