

Clarence Avenue, Clapham SW4

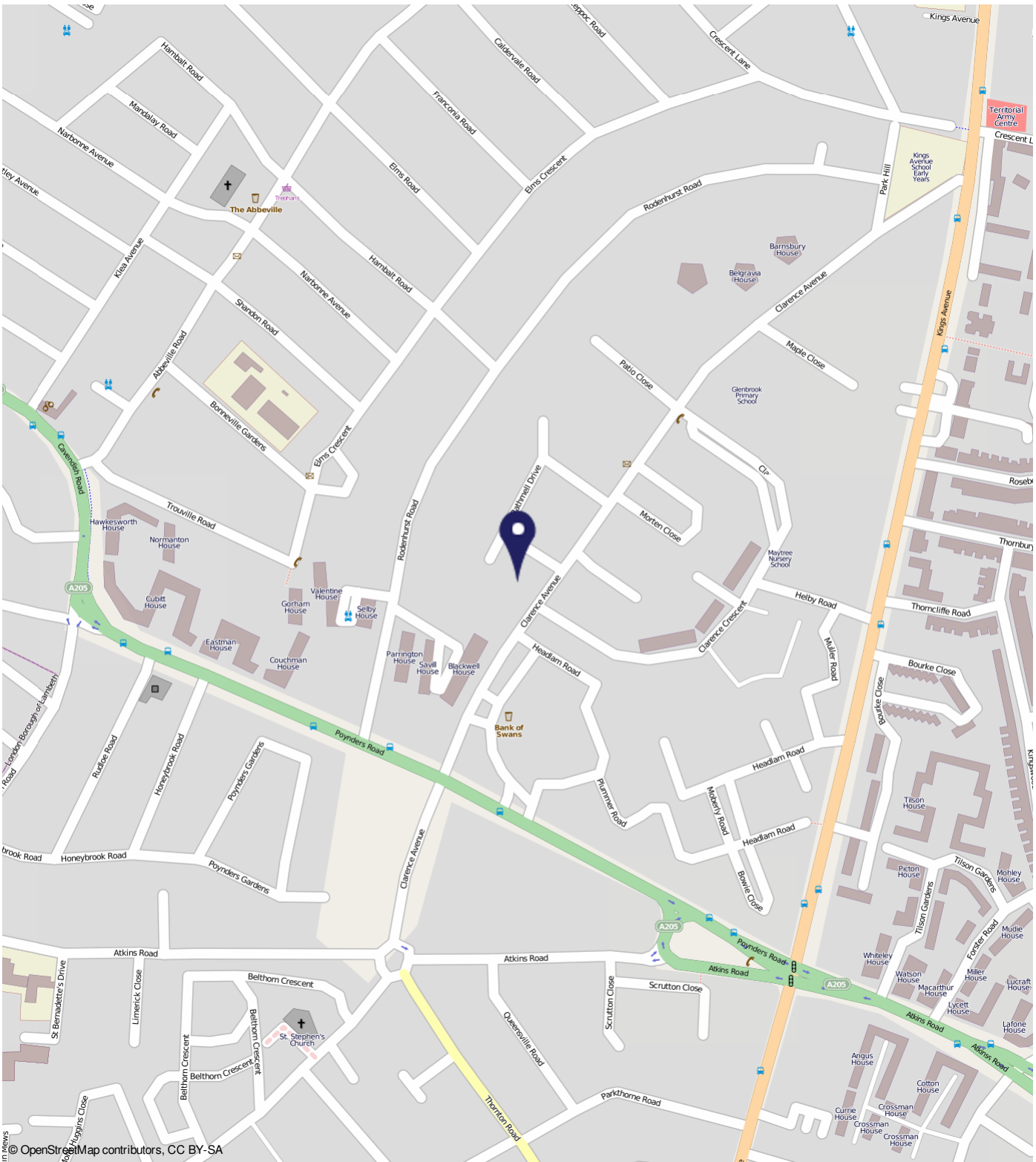
Borough: Lambeth

£1,700 pcm

- Two double bedrooms
- Off street parking



A very spacious two double bedroom property in a sought after location in Clapham. This lovely flat comprises large reception room with fireplace, two double bedrooms, one with floor to ceiling built in storage, fully integrated kitchen, modern tiled bathroom, communal garden and two off street parking spaces. Clarence Avenue is in close proximity to Clapham South northern line station and the open spaces of Clapham Common.



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Distances

- To Clapham South Underground St 0.5 miles
- To Clapham Common Underground S 0.7 miles
- To Balham Underground Station 0.9 miles
- To Balham Rail Station 0.9 miles
- To Streatham Hill Rail Station 1 miles

Energy Performance Certificate

Flat 4, 86, Clarence Avenue
LONDON
SW4 4AR

Dwelling type: Mid-Rise Flat
Date of assessment: 27 March 2012
Date of certificate: 27 March 2012
Reference number: 0943-2012-077-0028-0111
Type of assessment: RPSAP, existing dwelling
Floor area: 69 sq m

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 (CO₂) emissions.

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

England & Wales 01 December 2011-31 October 2012

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
Current	Potential	
Energy use	299 kWh/year per year	279 kWh/year per year
Carbon dioxide emissions	4.8 tonnes per year	4.5 tonnes per year
Lighting	£48 per year	£48 per year
Heating	£152 per year	£76 per year
Hot water	£93 per year	£93 per year

You could save up to £18 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 unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or evening appliances, such as TV, fridge etc., nor do they reflect the costs associated with services, 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 recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your heating, 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.