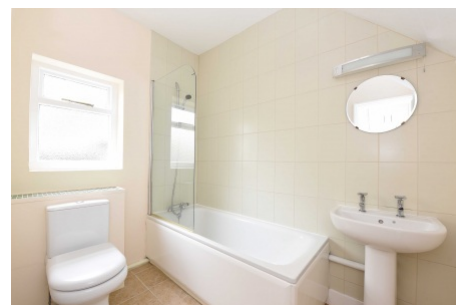


## Conyers Road, Streatham SW16

Borough: Lambeth

**£1,700 pcm**

- Two Double Bedrooms
- Split-Level

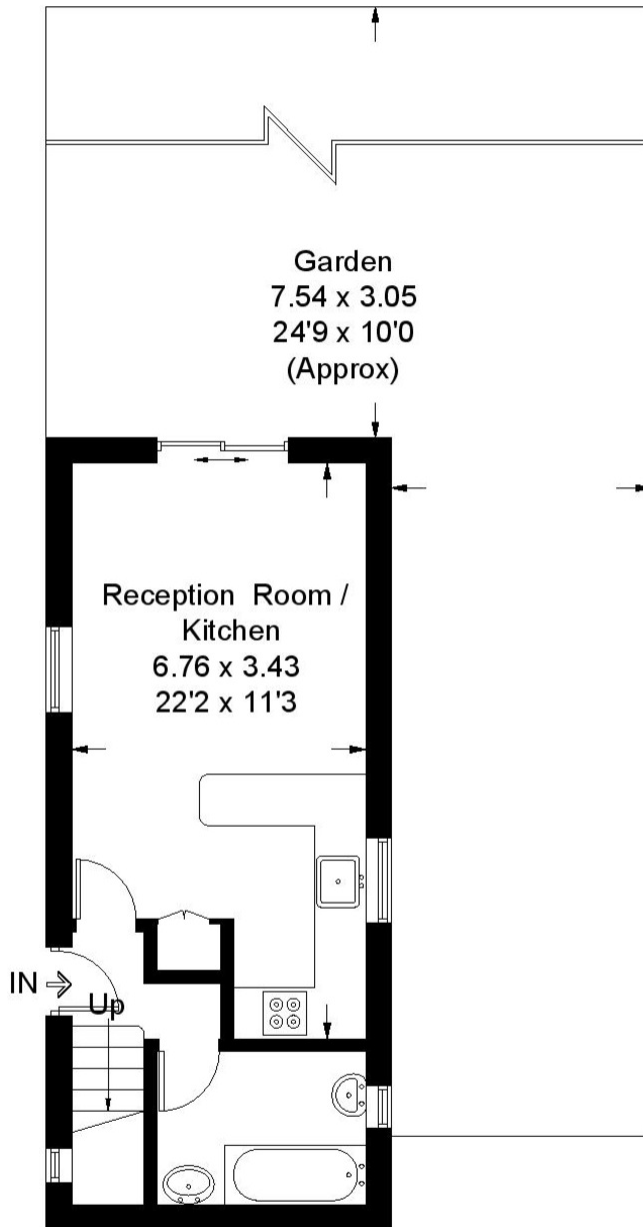


A split level, two bedroom garden flat, on a quiet residential road with a private entrance is only a short distance from both Streatham Common and Streatham stations. The flat has a great layout with the bedrooms on the first floor and the reception and kitchen on the ground leading directly to the private west-facing garden. There is also quick access to both Tooting Bec Common and Streatham Common. Available from the beginning of August, part-furnished.

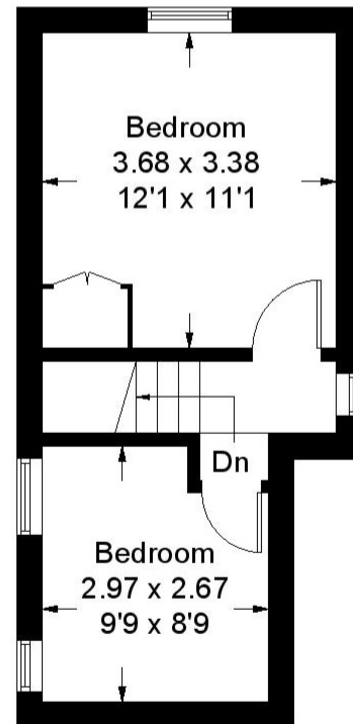
Rent (£1,700pcm), 5 week security Deposit (£1,960.00), 12 month tenancy. Council tax band C, Lambeth.

# Conyers Road

Approximate Gross Internal Area Total = 54.9 sq m / 591 sq ft

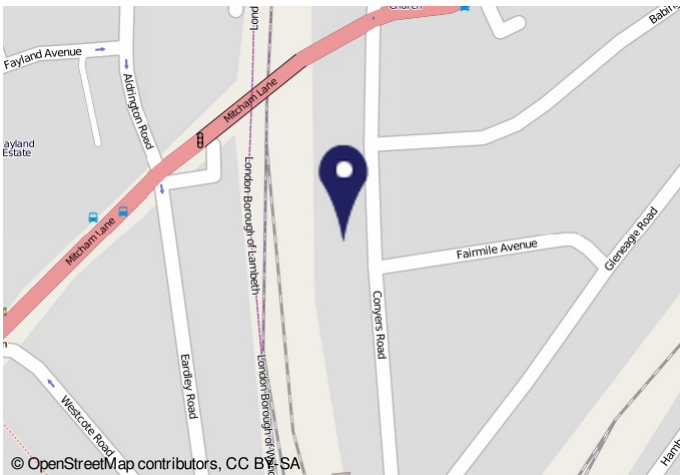


**Ground Floor**  
**Sq ft 326**



**First Floor**  
**Sq ft 265**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID368099)



**Energy Performance Certificate**

File # Conyers Road  
 Date of assessment: 21 January 2010  
 Date of certificate: 22 January 2010  
 Reference number: EPC/012/2010/4149/1026  
 Type of assessment: RGSAP - existing dwelling  
 Total floor area: 591 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		Environment Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
D	B	F	D

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home	
Current	Potential
Energy use: 463 kWh/m <sup>2</sup> per year	433 kWh/m <sup>2</sup> per year
Carbon dioxide emissions: 7.8 tonnes per year	7.8 tonnes per year
Lighting: £26 per year	£26 per year
Heating: £202 per year	£192 per year
Hot water: £76 per year	£76 per year

**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.