

## Barrow Road, Streatham SW16

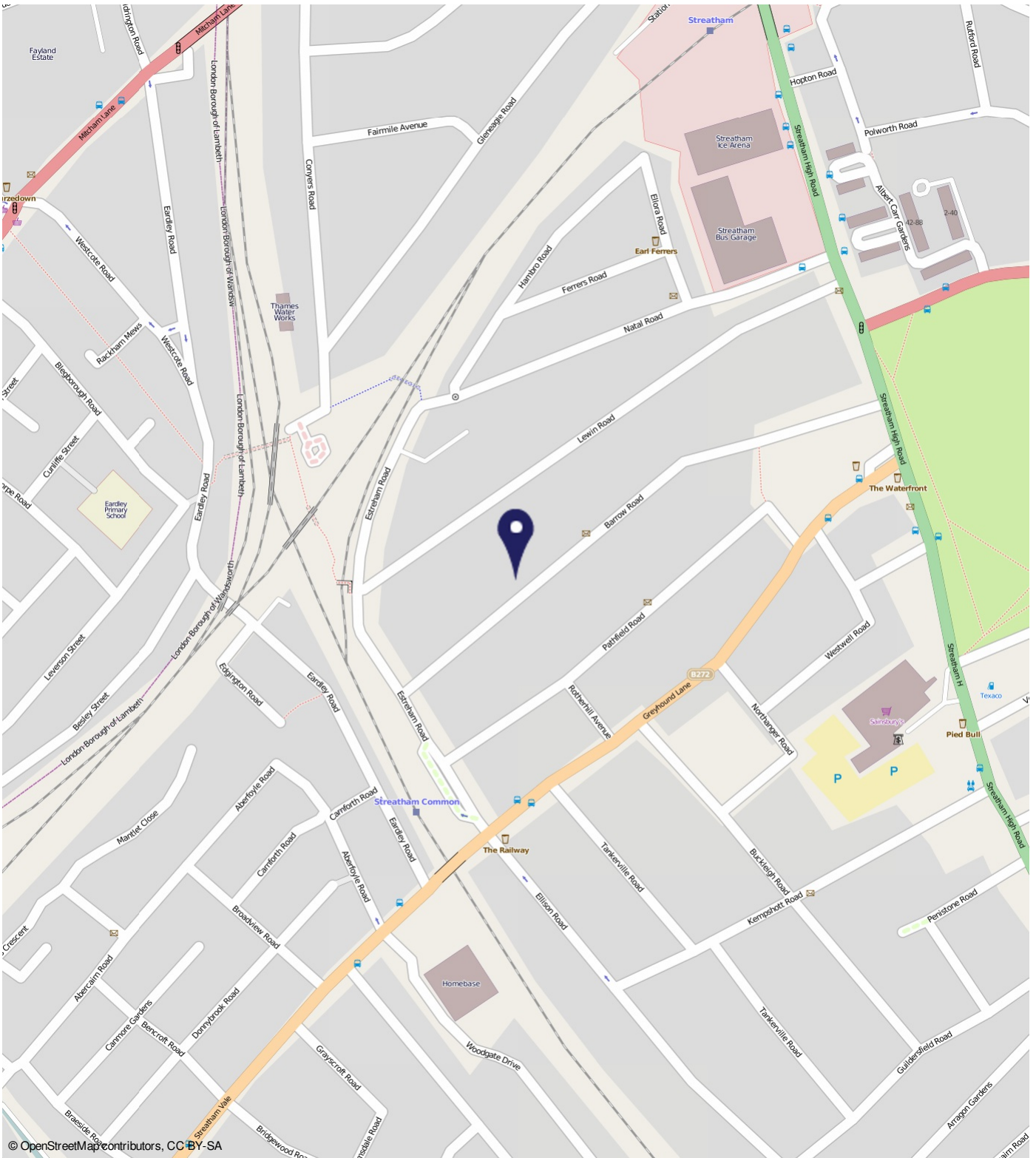
Borough: Lambeth

**£1,450 pcm**

- Two double bedrooms
- Newly redecorated



A spacious, first floor, split level flat on a popular road, within close proximity to Streatham Common station. This newly redecorated apartment comprises; large reception room with bay window, two double bedrooms, brand new kitchen fitted with appliance and modern tiled bathroom. As well as Streatham Common station, Streatham is a short distance away as well as the local amenities. Available mid-March, furnished.



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## Barrow Road, Streatham SW16

### Distances

- To Streatham Common Rail Station 0.1 miles
- To Streatham Rail Station 0.4 miles
- To Norbury Rail Station 0.8 miles
- To Mitcham Eastfields Rail Station 1.2 miles

**Energy Performance Certificate** HM Government

23, Barrow Road, LONDON, SW16 5PE

Dwelling type: Mid-floor flat  
 Date of assessment: 10 September 2020  
 Date of certificate: 11 September 2020

Reference number: 0245-2840-6115-2290-2541  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 62 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:	Current costs	Potential costs
Over 3 years you could save	£ 1,567	£ 567

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 160 over 3 years	£ 160 over 3 years	
Heating	£ 1,086 over 3 years	£ 567 over 3 years	You could save £ 567 over 3 years
Hot Water	£ 284 over 3 years	£ 246 over 3 years	
<b>Total</b>	<b>£ 1,567</b>	<b>£ 983</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water or energy used by individual households. This includes energy use for heating appliances like TVs, computers and cookers, 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating given here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Energy Efficiency Rating	Current	Potential
Rating	F	D

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 626
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 111

To receive advice on additional measures you can take to reduce your energy bills, visit [www.openenergysolutions.org.uk](http://www.openenergysolutions.org.uk) or call freephone 0800 444020. The Energy Saving Trust can also help you to make your home warmer and cheaper to run.

**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.