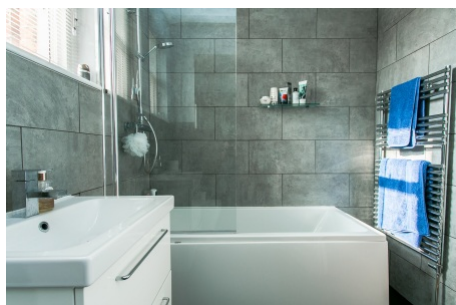
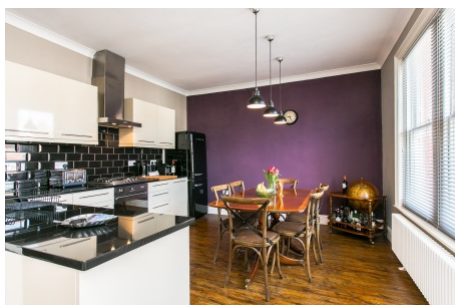


Madeira Road, Streatham SW16

Borough: Lambeth

£1,450 pcm

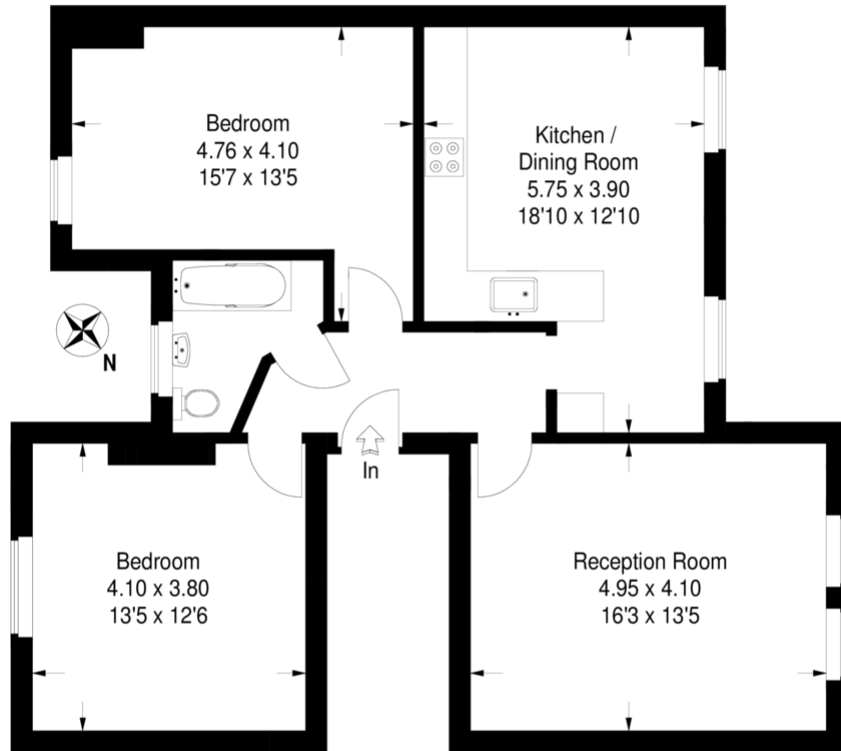
- Two double bedrooms
- Eat- in kitchen



A truly lovely and extremely spacious two bedroom flat in this handsome Victorian house. The first floor flat has two large double bedrooms, beautiful kitchen-diner and separate reception as well as stunning contemporary bathroom. The property has been refurbished recently to the highest of standards and with a beautiful sense of style. Madeira Road is a lovely residential street in very close proximity to Streatham station with access to the excellent Thameslink line, the amenities of the Hub development and the ever-improving array of shops, bars and restaurants of Streatham High Road.

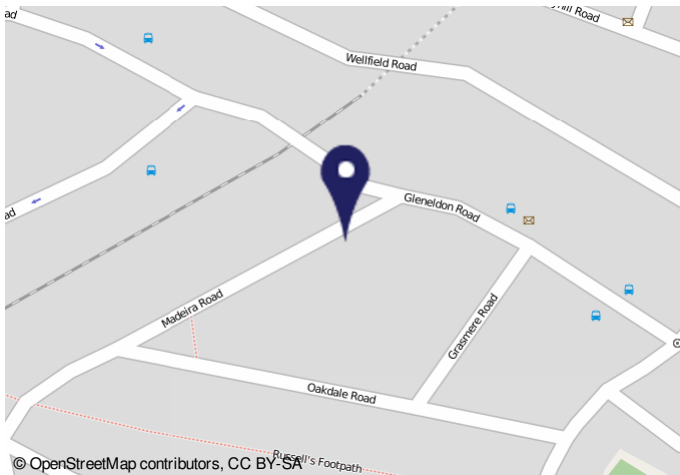
Madeira Road

Approximate Gross Internal Area
82.1 sq m / 884 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID235942)



Energy Performance Certificate

Flat 8, Madeira Road
LONDON
SW15 2DB

Dwelling type: Mid-floor flat
Date of assessment: 05 April 2009
Date of certificate: 05 April 2009
Reference number: 58814724-0340-4946-6002
Total floor area: 75 m²

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	B	D	C

England & Wales (EU Directive 2002/91/EC)

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 (EU Directive 2002/91/EC)

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	339 kWh/m ² per year	280 kWh/m ² per year	
Carbon dioxide emissions	4.2 tonnes per year	3.5 tonnes per year	
Lighting	£34 per year	£34 per year	
Heating	£593 per year	£458 per year	
Hot water	£92 per year	£73 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 service, 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.

This address and energy rating of the dwelling in this EPC may be given to EPC to provide information on how to improve the energy performance of the dwelling.

For advice on how to improve the energy performance of your home, visit www.energy.gov.uk

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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.