

Brancaster Road, Streatham SW16

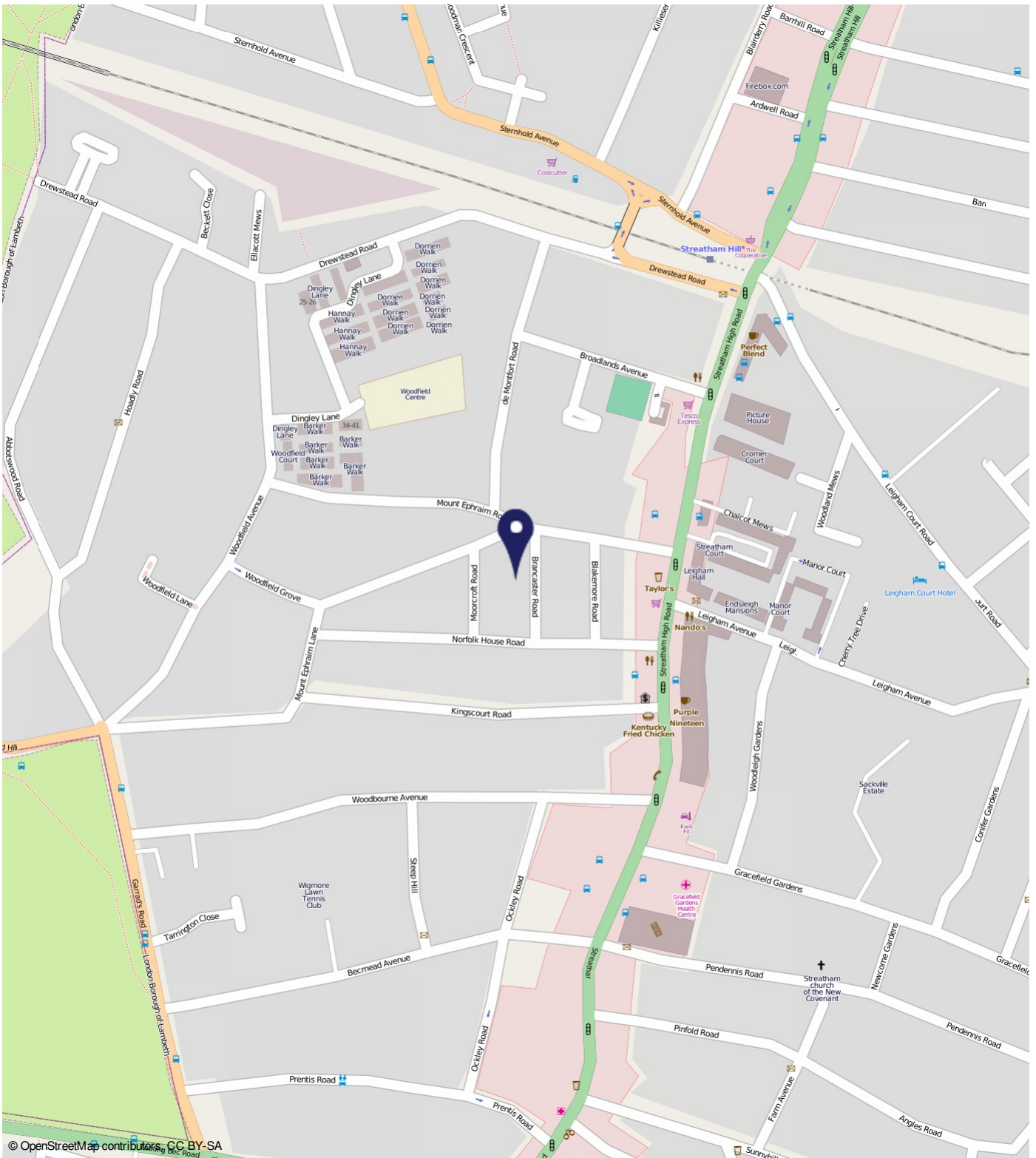
Borough: Lambeth

£1,425 pcm

- Two bedroom flat
- Private garden



A spacious and bright two bedroom, ground floor flat on Brancaster Road in Streatham Hill. This property comprises large open plan living room / kitchen, fitted with appliances, two bedrooms, modern tiled bathroom, large cellar and a private garden. The flat is located within close proximity of Streatham Hill station, offering routes into the city, and the local amenities of the high road.



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Brancaster Road, Streatham SW16

Distances

- To Streatham Hill Rail Station 0.2 miles
- To Streatham Rail Station 0.6 miles
- To Balham Underground Station 1.1 miles

Energy Performance Certificate

Ground Floor
2 Brancaster Road
Croydon
SW16 1NU

Dwelling type: Flat
Date of assessment: 19 January 2012
Date of certificate: 23 January 2012
Reference number: 96342098/222/22/2994
EPC rating: D
Total floor area: 57 m²

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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 (CO₂) emissions.

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

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.

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 lower CO₂ there is on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	280 kWh/m ² per year	220 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	2.4 tonnes per year
Lighting	£68 per year	£34 per year
Heating	£320 per year	£252 per year
Hot water	£92 per year	£72 per year

You could save up to £442 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 energy efficiency (heating, cooling, space heating, hot water, 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 impact of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate data because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a good and easy way to identify the most energy-efficient products on the market.

This EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on recommended energy-saving improvements.

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.