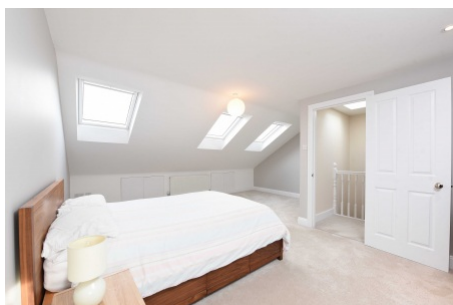


Dahomey Road, Streatham SW16

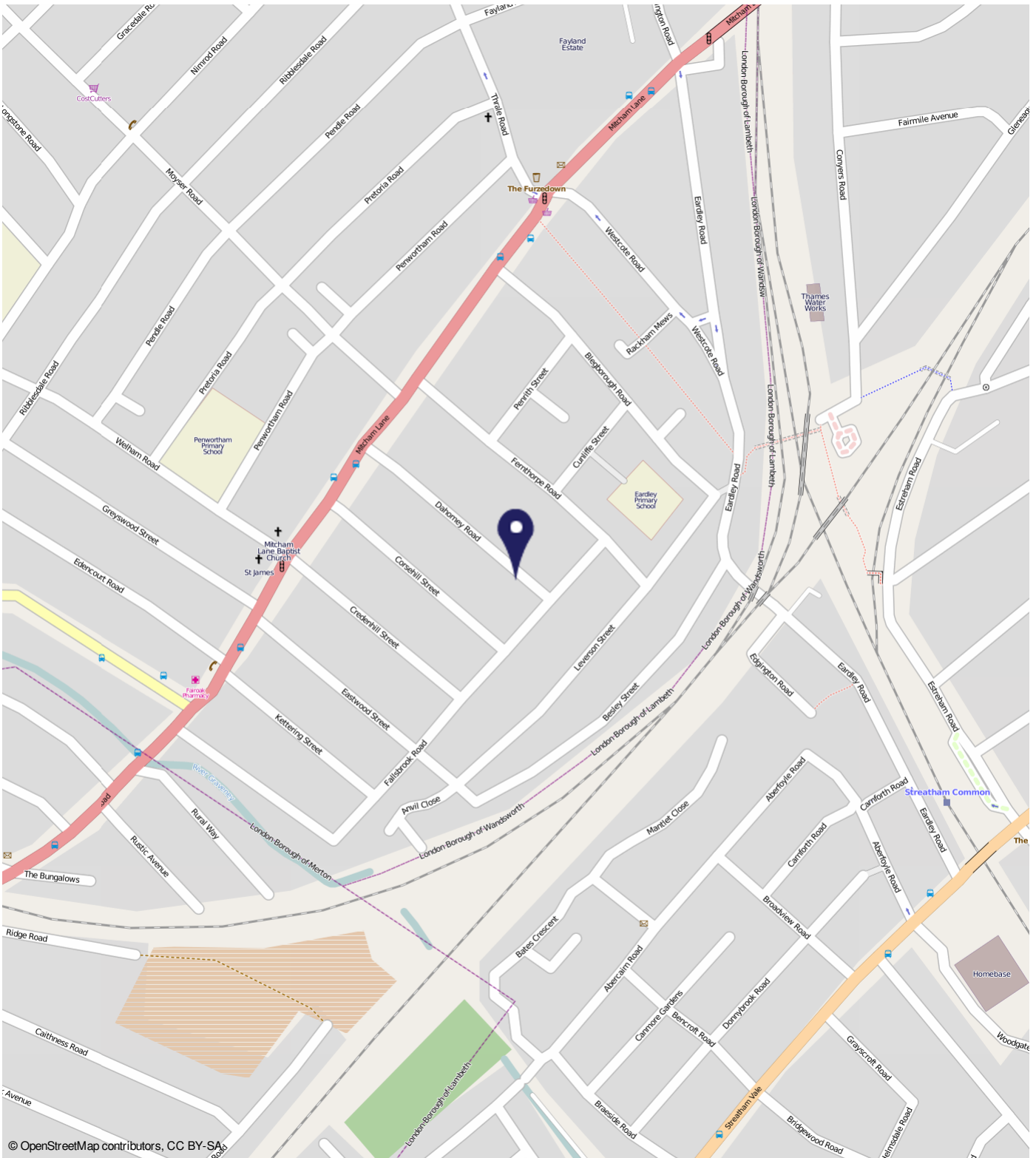
Borough: Lambeth

£2,000 pcm

- Four double bedroom flat
- Private garden



A smartly presented and spacious four bedroom flat on Dahomey Road. The first floor comprises a large reception room, two double bedrooms, tiled bathroom, and an eat in kitchen, with stairs down to a WC and private garden. The second floor offers a further two double bedrooms and an additional bathroom. Buses at the end of the road offer transport to Streatham BR and Tooting BR station. Available mid/ late September, unfurnished.



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Dahomey Road, Streatham SW16

Distances

- To Streatham Common Rail Station 0.3 miles
- To Streatham Rail Station 0.6 miles
- To Tooting Rail Station 0.8 miles
- To Norbury Rail Station 1 miles
- To Mitcham Eastfields Rail Stat 1 miles

Energy Performance Certificate HM Government

84, Dahomey Road, LONDON, SW16 6ND
 Dwelling type: Top floor flat
 Date of assessment: 19 July 2017
 Date of certificate: 23 July 2017
 Reference number: 9318-5049-6243-6643-8654
 Type of assessment: RdSAP existing dwelling
 Total floor area: 137 m²

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:	£ 2,688
Over 3 years you could save	£ 801

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 252 over 3 years	£ 262 over 3 years
Heating	£ 2,031 over 3 years	£ 1,362 over 3 years
Hot Water	£ 405 over 3 years	£ 333 over 3 years
Total	£ 2,688	£ 1,957

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on 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 potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 420	Yes
2 Heating controls (room thermostat)	£200 - £400	£ 102	Yes
3 Reduce boiler with new condensing boiler	£2,200 - £3,000	£ 279	Yes

To find out more about the recommended measures and other actions you could take to save money, see www.gov.uk/energy-guidance or call 0800 123 1234 (texted national rate). The Green Deal may enable you to finance your home improvements.

Page 1 of 4

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.