

Leverson Street , Streatham SW16

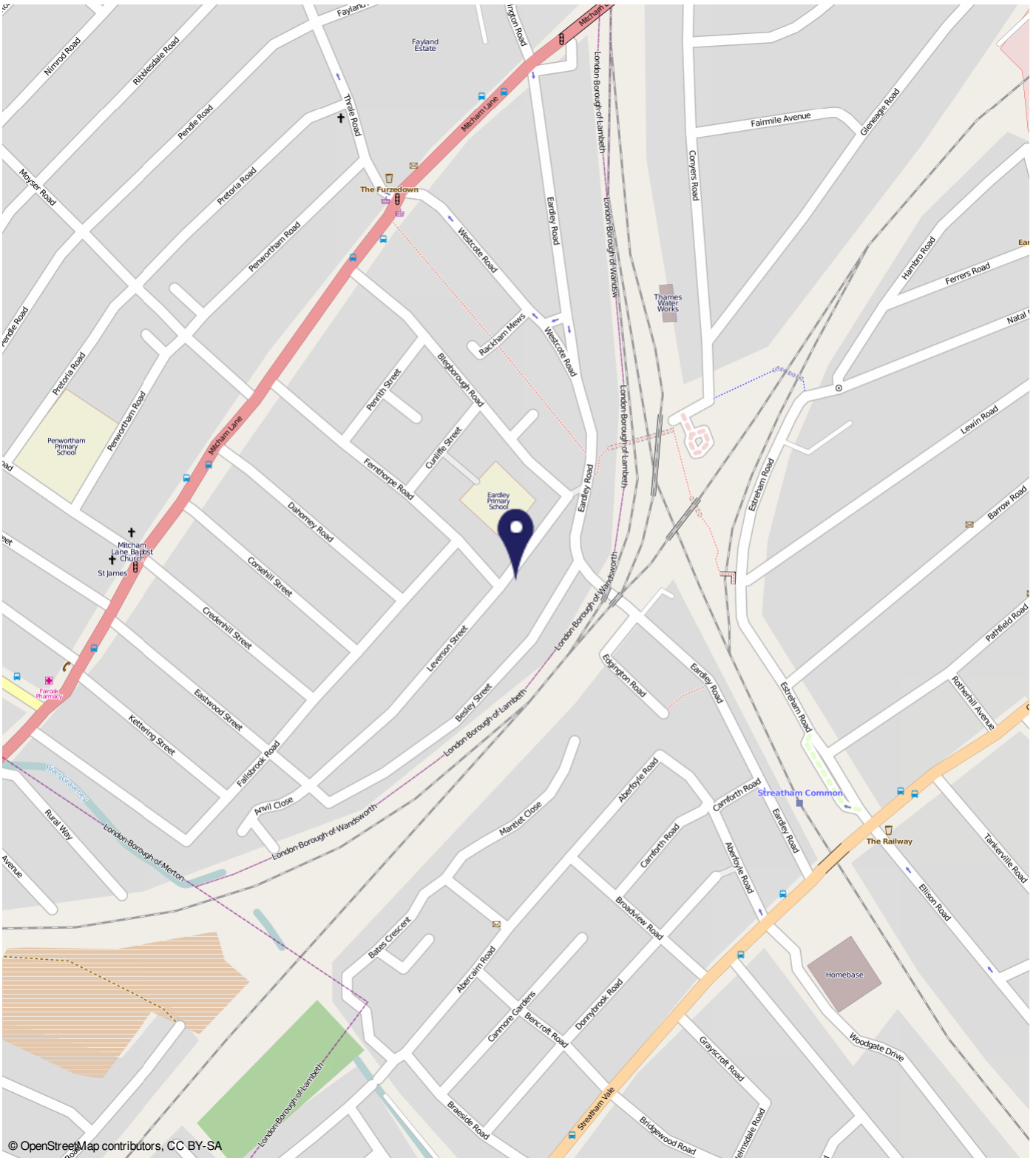
Borough: Lambeth

£1,350 pcm

- Two double bedroom flat
- Recently refurbished



This first floor apartment comprises; smart open plan kitchen/ living room with integrated appliances and space for dining, two double bedrooms, modern tiled shower room and private well-maintained garden. The property benefits from being neutrally decorated throughout and is located with close proximity to Streatham Common BR. Available end of March.



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Distances

- To Streatham Common Rail Station 0.2 miles
- To Streatham Rail Station 0.5 miles
- To Tooting Rail Station 0.9 miles
- To Norbury Rail Station 1 miles
- To Mitcham Eastfields Rail Stat 1.1 miles

Energy Performance Certificate

32 Levenson Street
LONDON
SW16 6DD

Dwelling type: Top-Floor Flat
Date of assessment: 02 November 2011
Date of certificate: 02 November 2011
Reference number: 0128-4945-6219-0139-0070
Type of assessment: SAP v10, existing dwelling
Total floor area: 47 m²

The 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	
Energy Efficiency	Environmental Impact	Energy Efficiency	Environmental Impact
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales

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 less impact there is on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	
	Potential
Energy use	274 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year
Lighting	£47 per year
Heating	£415 per year
Hot water	£98 per year

You could save up to £110 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 surveying conditions (dwelling period, room temperature, etc.) but are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the home used for cooking or drying clothes, such as 7% higher gas use for the latter. The figures do not reflect the costs associated with services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

It's quick and easy way to verify the fuel energy efficiency product on the market.

The EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on alternative energy products.

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.