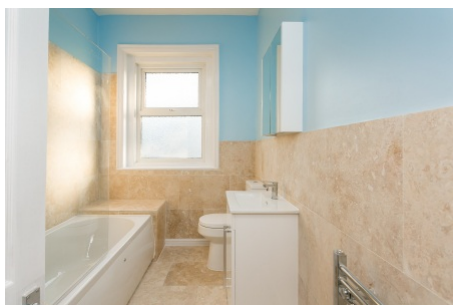


Streatham Common North, Streatham SW16

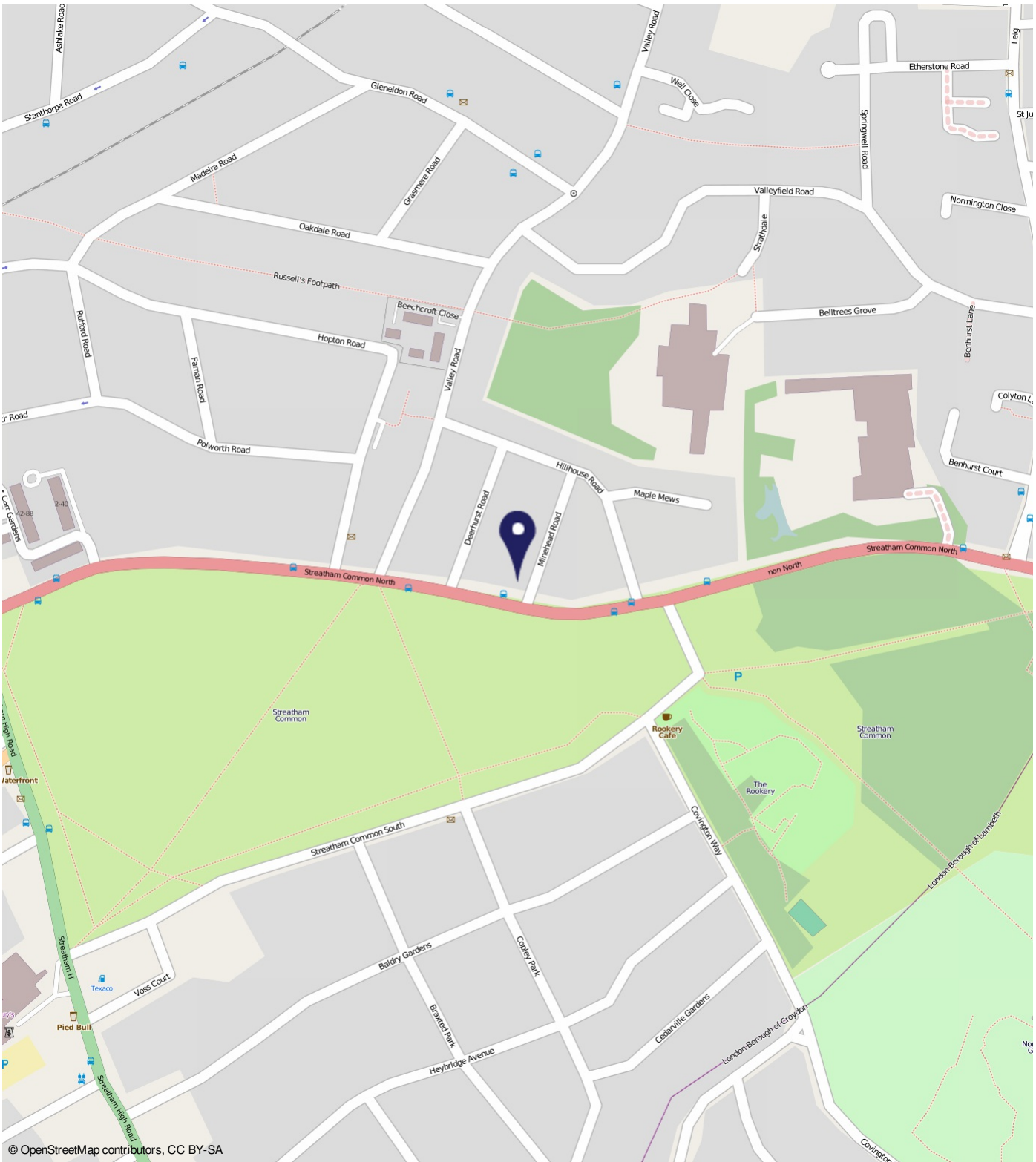
Borough: Lambeth

£1,150 pcm

- Large one bedroom flat
- Recently refurbished



This large first floor conversion comprise; open-plan kitchen/ living room with integrated appliances, spacious double bedroom, modern bathroom and utility area. Both Streatham and Streatham Common stations are located within close proximity. Available now, unfurnished.



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Streatham Common North, Streatham SW16

Distances

- To Streatham Rail Station 0.5 miles
- To Streatham Common Rail Station 0.7 miles
- To Norbury Rail Station 0.8 miles
- To West Norwood Rail Station 1 miles

Energy Performance Certificate

Flat 2, 34 Streatham Common North, LONDON, SW16 5HP
 Dwelling type: Mid-floor flat Reference number: 8373-7522-0176-3547-1956
 Date of assessment: 13 December 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 17 December 2017 Total floor area: 54 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: **£ 6,617**
Over 3 years you could save **£ 483**

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	You could save
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 1,181 over 3 years	£ 732 over 3 years	£ 449
Hot Water	£ 352 over 3 years	£ 298 over 3 years	£ 54
Total	£ 1,677	£ 1,174	£ 503

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	£ 414	
2 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 69	

For more information on recommended measures and how you could save money on heating bills, visit www.gov.uk/energy-guides/calculator or call 0800 113 1234 (standard national rate). The Green Deal may enable you to finance your home warmer and cheaper in the long term.

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.