

Lexton Gardens, Streatham Hill SW12

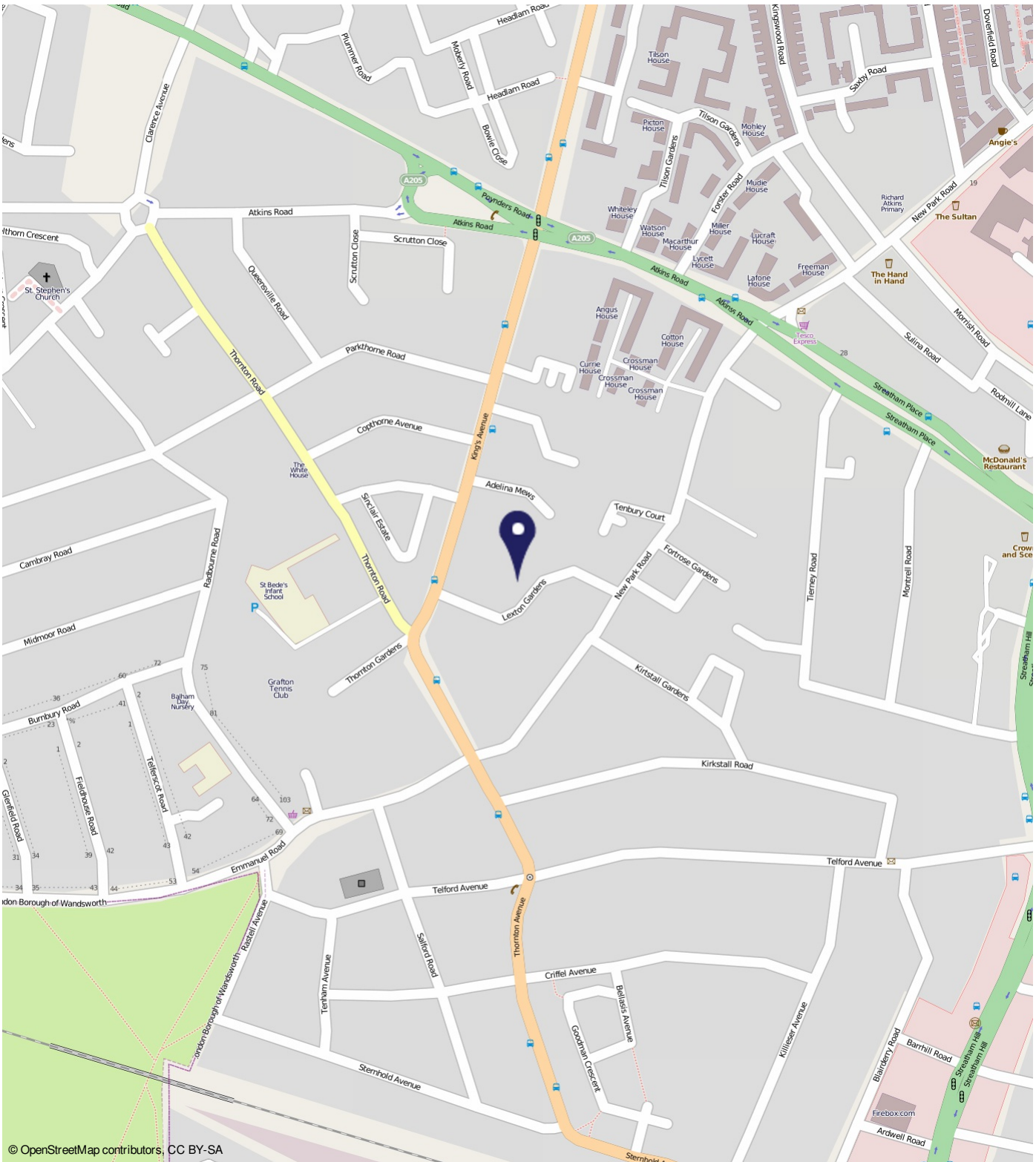
Borough: Lambeth

£2,450 pcm

- Four bedroom house
- Eat-in kitchen



A spacious four bedroom house on Lexton Gardens in Balham. The ground floor comprises a large, bright reception room, downstairs W/C and generously sized eat in kitchen, fitted with appliances. The first floor of this property offers four large double rooms and a modern tiled bathroom. This house also benefits from a driveway, for off street parking at the front and large private garden at the rear. Lexton Gardens is just off Kings Avenue which offers buses into Balham, Stockwell, Brixton and the city and is within close proximity of Streatham Hill BR and the amenities of Streatham High Road. Available soon.



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Distances

- To Streatham Hill Rail Station 0.5 miles
- To Clapham South Underground St 0.9 miles
- To Balham Underground Station 0.9 miles
- To Balham Rail Station 0.9 miles

Energy Performance Certificate

2 Lexton Gardens
LONDON
SW12 9AY

Dwelling type: Semi-detached house
Date of assessment: 28 August 2020
Date of certificate: 28 August 2020
Total floor area: 248 sqm

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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
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 2020-11-01

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 its carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	313 kWh per year	282 kWh per year
Carbon dioxide emissions	6.8 tonnes per year	6.2 tonnes per year
Lighting	13.20 per year	6.86 per year
Heating	197.90 per year	191.16 per year
Hot water	15.72 per year	15.52 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 in this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety equipment. 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 EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
For advice on how to save money and cut the fuel bills, please visit www.energy-saving-trust.org.uk

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.