

Streatham Close, Streatham SW16

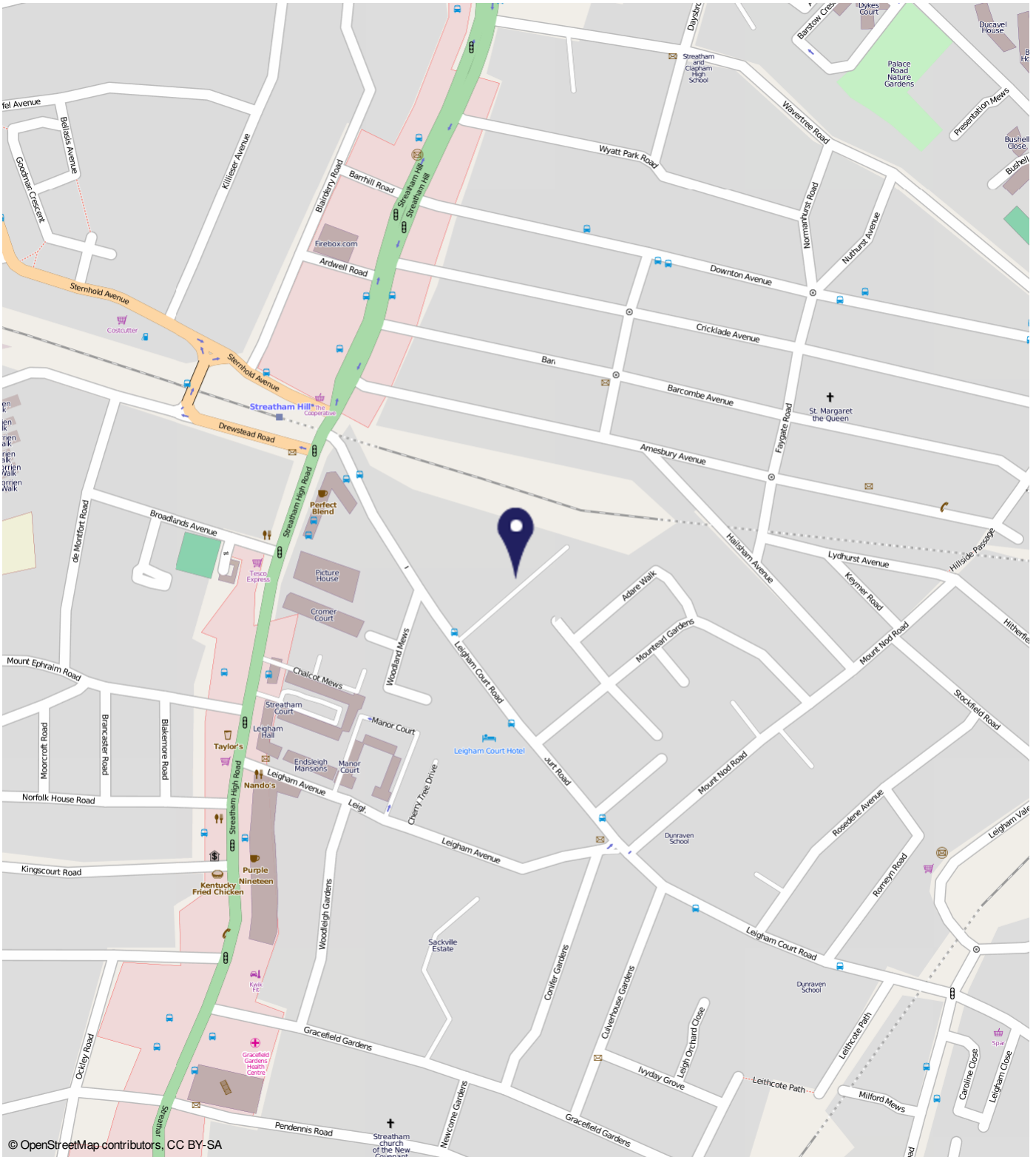
Borough: Lambeth

£1,250 pcm

- One bedroom flat
- First floor



A spacious and smartly presented one bedroom flat in Streatham Close on Leigham Court Road. This first floor flat comprises; large reception room, bright double bedroom with built in storage, smart kitchen fitted with appliances and a modern tiled bathroom. Streatham Close is within close proximity of Streatham Hill BR and the amenities of Stratham High Road.



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Distances

- To Streatham Hill Rail Station 0.2 miles
- To Streatham Rail Station 0.8 miles
- To Tulse Hill Rail Station 0.8 miles
- To West Norwood Rail Station 0.9 miles

Energy Performance Certificate

23, Streatham Close, Leigham Court Road, LONDON, SW16 2NG

Dwelling type: Mid-floor flat Reference number: 8009-2317-1820-4426-1773
 Date of assessment: 29 March 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 30 March 2013 Total floor area: 47 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:	£ 1,416
Over 3 years you could save	£ 486

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years
Heating	£ 1,098 over 3 years	£ 636 over 3 years
Hot Water	£ 231 over 3 years	£ 207 over 3 years
Total	£ 1,416	£ 930

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 running 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 shows how this home 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 431
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 64

For more information on energy efficiency ratings and the EPC rating process, visit www.gov.uk/energy-ratings or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.