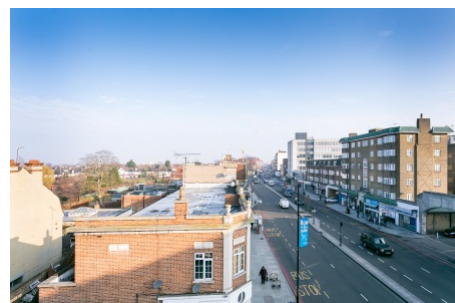


## Streatham High Road, Streatham SW16

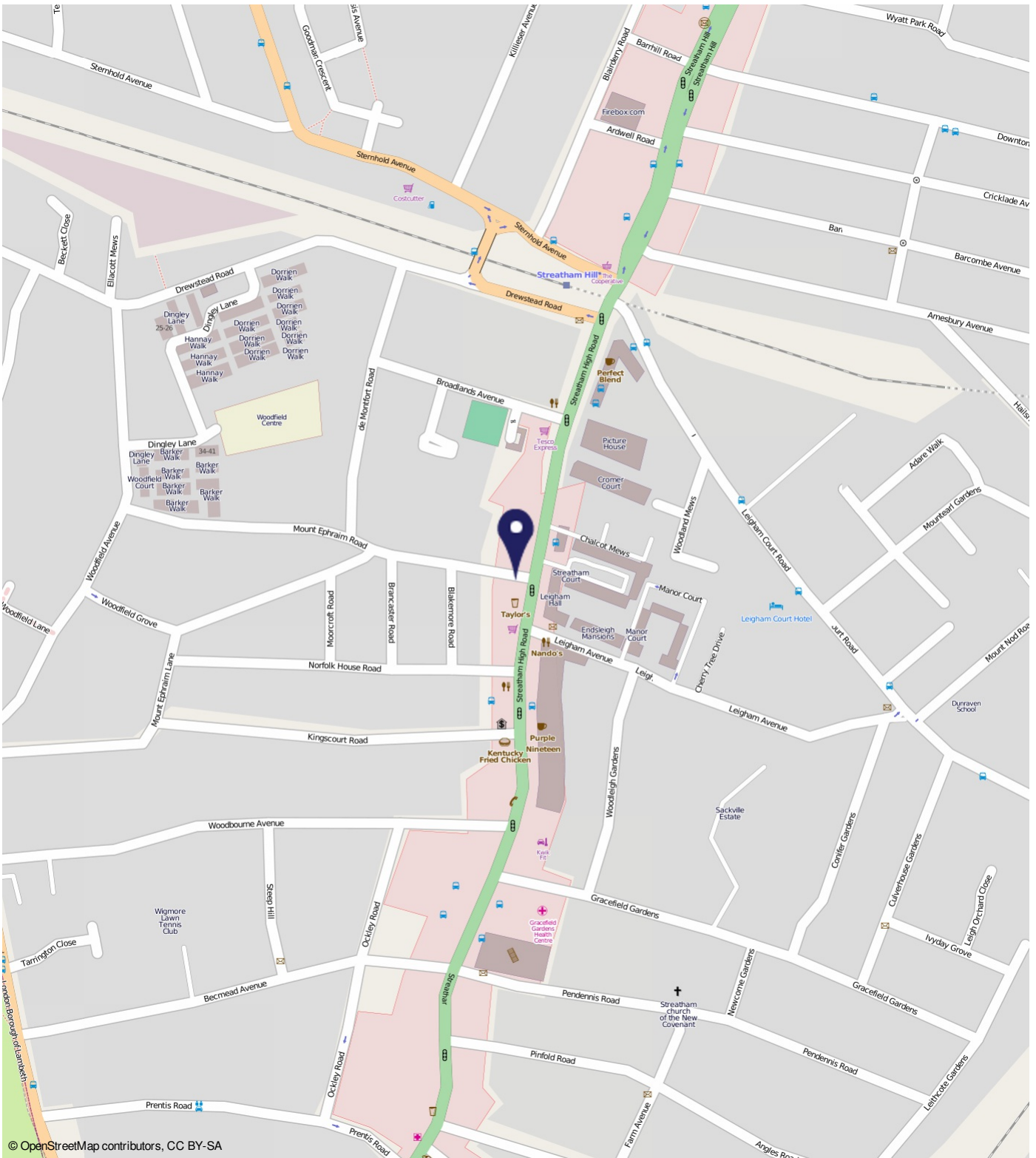
Borough: Lambeth

**£2,000 pcm**

- Four double bedroom flat
- Three bathrooms



A spacious split level, four double bedroom flat on Streatham High Road. The accommodation is arranged over two floors with the first floor offering two double bedrooms, two bathrooms and an open plan kitchen/reception room. The second floor comprises an additional bathroom and two further double bedrooms. The property is on the corner of Streatham High Road and Mount Ephraim Road, a very desirable road close to the shops, bars and restaurants on the High Street and Streatham Hill Station. Available now, furnished.



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## Streatham High Road, Streatham SW16

### Distances

To Streatham Hill Rail Station 0.2 miles  
 To Streatham Rail Station 0.7 miles

**Energy Performance Certificate**

Flat 2, The Streatham High Road, LONDON, SW16 1BS  
 Dwelling type: Flat/apartment Reference number: 8154-6328-0220-7354-3992  
 Date of assessment: 14 August 2014 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 21 August 2014 Total floor area: 122 m<sup>2</sup>

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:** **£ 6,489**  
**Over 3 years you could save** **£ 6,078**

Estimated energy costs of this home		Potential costs		Potential future savings
Lighting	£ 303 over 3 years	£ 312 over 3 years		You could save <b>£ 4,078</b> over 3 years
Heating	£ 6,238 over 3 years	£ 2,724 over 3 years		
Hot Water	£ 481 over 3 years	£ 379 over 3 years		
<b>Total</b>	<b>£ 6,489</b>	<b>£ 3,415</b>		

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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 shows how to save energy and money and reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 933
2 Draught proofing	£200 - £1,200	£ 138
3 Change heating to gas condensing boiler	£3,000 - £7,000	£ 4,854

See page 3 for a full list of recommendations for this property.

To find out more about the recommendations and what actions you could take today to save money see how you can save energy and money on our website [www.gov.uk/energy-efficiency](http://www.gov.uk/energy-efficiency) or call 0800 123 1234 (texted number only). The Green Deal only allows you to finance your home warmer and greener at no cost.

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.