

## Becmead Avenue, Streatham SW16

Borough: Lambeth

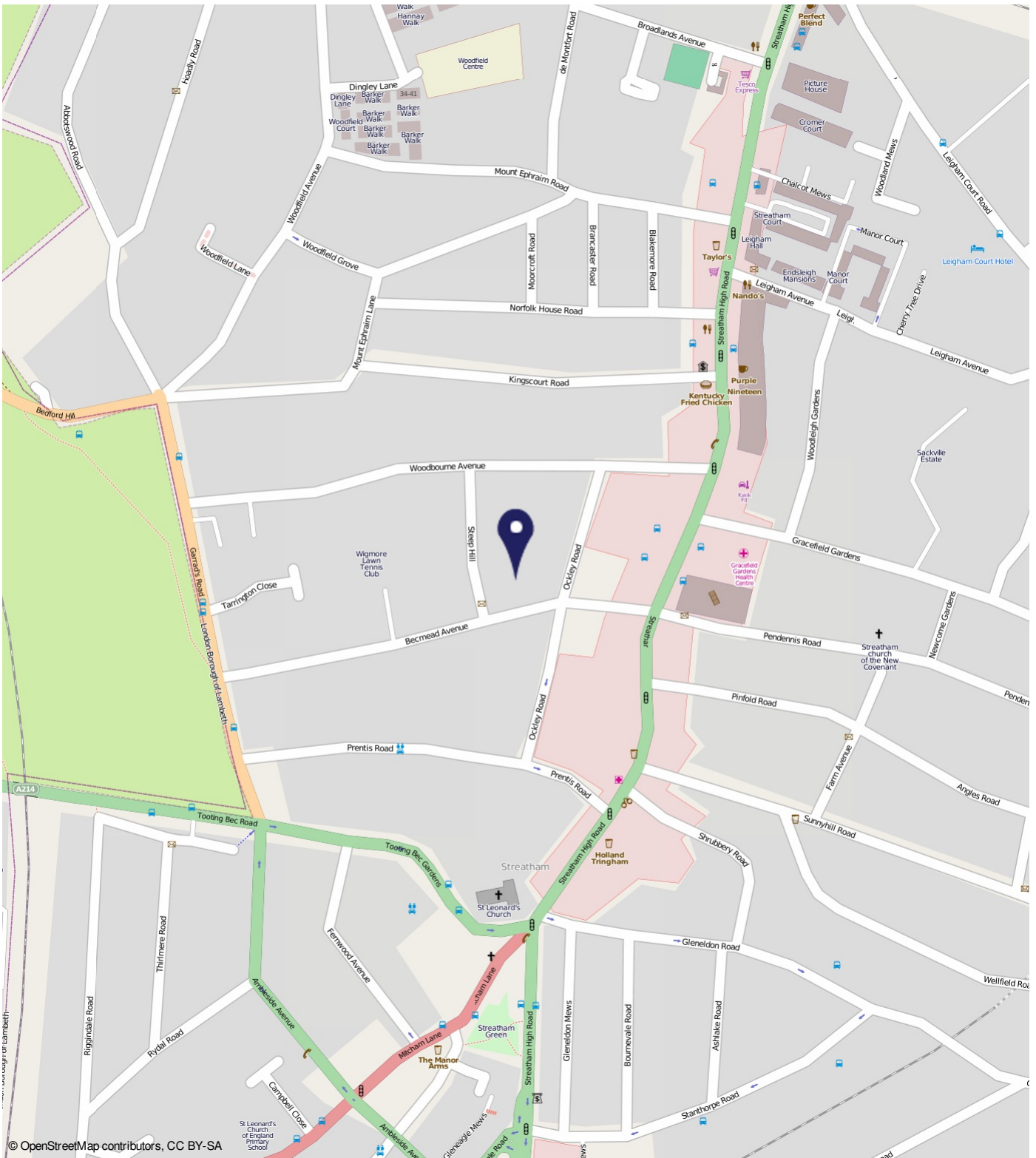
**£1,750 pcm**

- Two bedroom flat
- Top floor flat



A bright and spacious two double bedroom, first floor flat on Becmead Avenue in Streatham Hill. This second floor flat comprises large reception room with views over London, two double bedrooms, large kitchen with appliances, one shower room and a further family bathroom. Both Streatham and Streatham Hill stations are within close proximity and the high street is at the top of the road. Available from 4th September, furnished.

Rent (£1,750pcm), 5 week security Deposit (£2,015.00), 12 month tenancy. Council tax band D, Lambeth.



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## Becmead Avenue, Streatham SW16

### Distances

- To Streatham Hill Rail Station 0.4 miles
- To Streatham Rail Station 0.4 miles
- To Balham Underground Station 1.2 miles
- To Balham Rail Station 1.2 miles

**Energy Performance Certificate**

Flat 3, 23 Becmead Avenue, LONDON, SW16 1UN Reference number: 8395-6525-5760-3249-9906  
 Dwelling type: Top-floor flat Type of assessment: RdSAP existing dwelling  
 Date of assessment: 01 May 2015 Total floor area: 71 m<sup>2</sup>  
 Date of certificate: 01 May 2015

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:	£ 2,337
Over 3 years you could save	£ 267

Estimated energy costs of this home		
Lighting	Current costs	Potential costs
	£ 163 over 3 years	£ 166 over 3 years
Heating	£ 1,278 over 3 years	£ 1,044 over 3 years
Hot Water	£ 876 over 3 years	£ 682 over 3 years
<b>Total</b>	<b>£ 2,317</b>	<b>£ 1,892</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, 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 shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient	Very energy inefficient
A	G
B	F
C	E
D	D
E	C
F	B
G	A

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £300	£ 251
2 Low energy lighting for all fixed outlets	£10	£ 33

For more information on the recommended measures and other actions you can take to help to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0300 123 1234 (standard national rate). The Green Deal may also be available for your home - visit [www.gov.uk/green-deal](http://www.gov.uk/green-deal).

**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.