

Colmer Road, Streatham SW16

Borough: Lambeth

£2,250 pcm

- Three double bedroom house
- Two bathrooms

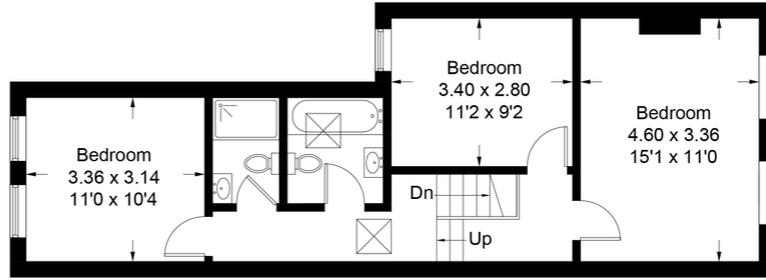


A lovely and spacious three bedroom house on Colmer Road. This beautifully presented and renovated house offers, on the ground floor; a large double reception room, eat-in kitchen fitted with appliances, utility room and a conservatory leading out onto a large private garden. The upstairs comprises; three double bedrooms and two modern tiled bathrooms. The property is located within close proximity of Streatham Common BR, Norbury BR and the amenities of Streatham High Road. Available from 16th December, part furnished .

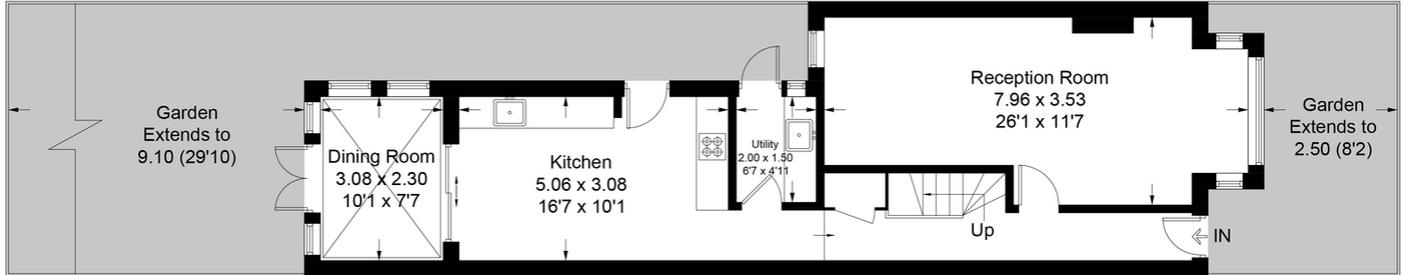
This property is suitable for a couple, two-sharers, or a small family only.

Colmer Road

Approximate Gross Internal Area
117.0 sq m / 1259 sq ft

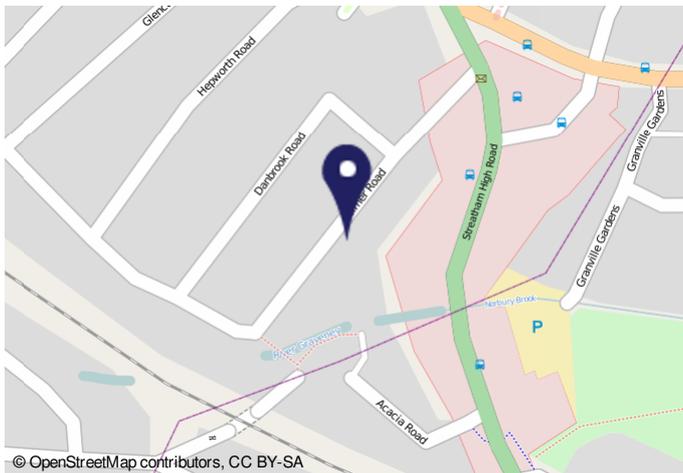


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID419084)



Energy Performance Certificate HM Government

69, Colmer Road, LONDON, SW16 5LA
 Dwelling type: Mid-terrace house
 Date of assessment: 29 April 2013
 Date of certificate: 29 April 2013
 Reference number: 8557-7624-0840-1775-8922
 Type of assessment: RdSAP existing dwelling
 Total floor area: 108 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: £ 2,998
 Over 3 years you could save £ 1,077

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 191 over 3 years	You could save £ 1,077 over 3 years
Heating	£ 2,395 over 3 years	£ 1,512 over 3 years	
Hot Water	£ 276 over 3 years	£ 166 over 3 years	
Total	£ 2,998	£ 1,669	

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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 726
2 Floor insulation	£800 - £1,200	£ 158
3 Low energy lighting for all fixed outlets	£60	£ 135

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

To find out more about the recommended measures and other actions you could take today to save money visit www.gov.uk/energy-efficiency or call 0800 123 1234 (not available at night). The Green Deal only means you'll have your home warmer and cheaper to run.

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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.