

Picture House, Streatham High Road, Streatham Hill SW16

Borough: Lambeth

£1,300 pcm

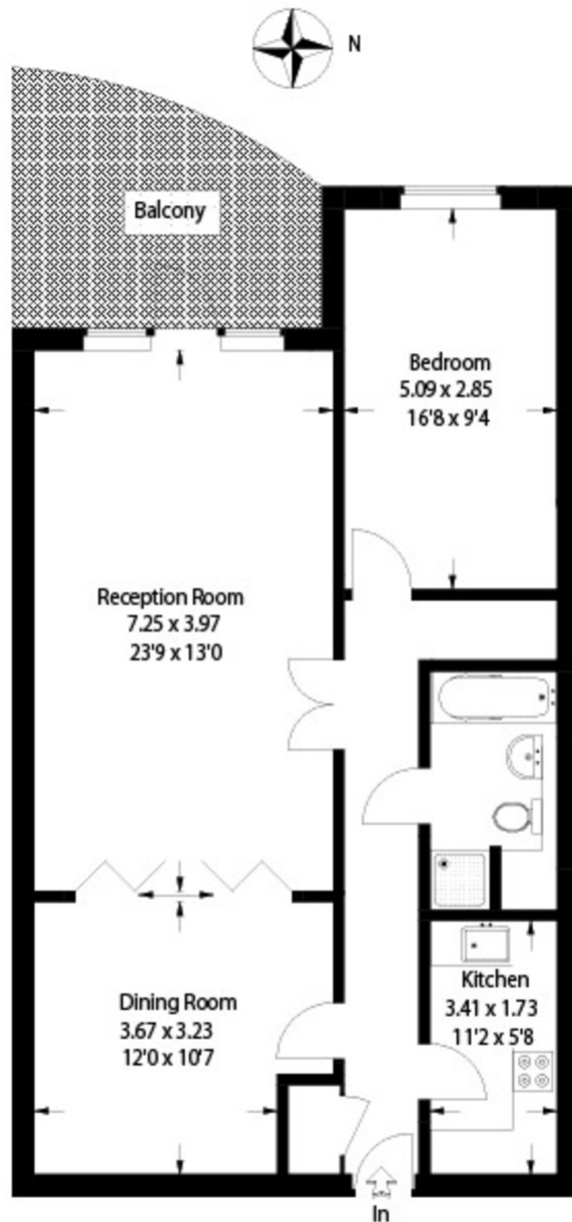
- Exceptionally large one bedroom flat
- Private Balcony



A large one bedroom flat, in a stylish converted cinema, within sight of Streatham Hill station. This property features a double length reception room with balcony, separate fitted kitchen, double bedroom and bathroom. Available from 8th May, unfurnished, and managed by Brooks. The High Road offers shops, bars, restaurants and many bus routes into the city centre. Available soon.

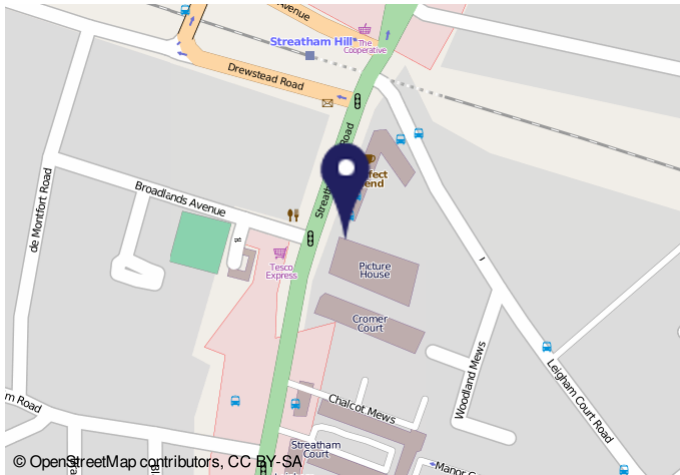
The Picture House

Approximate Gross Internal Area :- 83 sq m / 893 sqft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID19791)



Energy Performance Certificate

Flat 39 Picture House
2 Broadlands Avenue
LONDON
SW16 1EH

Dwelling type: Mid-floor flat
Date of assessment: 31 January 2012
Date of certificate: 01 February 2012
Reference number: 1042/122/1020/758/5902
Type of assessment: Full SAP, existing dwelling
Total floor area: 68 m²

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	
Current	Possible	Current	Possible
A	B	D	C

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

	Current	Possible
Energy use	209 kWh/m ² per year	188 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.2 tonnes per year
Lighting	£92 per year	£82 per year
Hot water	£294 per year	£254 per year

You could save up to £36 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) and are the same for all homes; consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.

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.