

Prentis Road, Streatham SW16

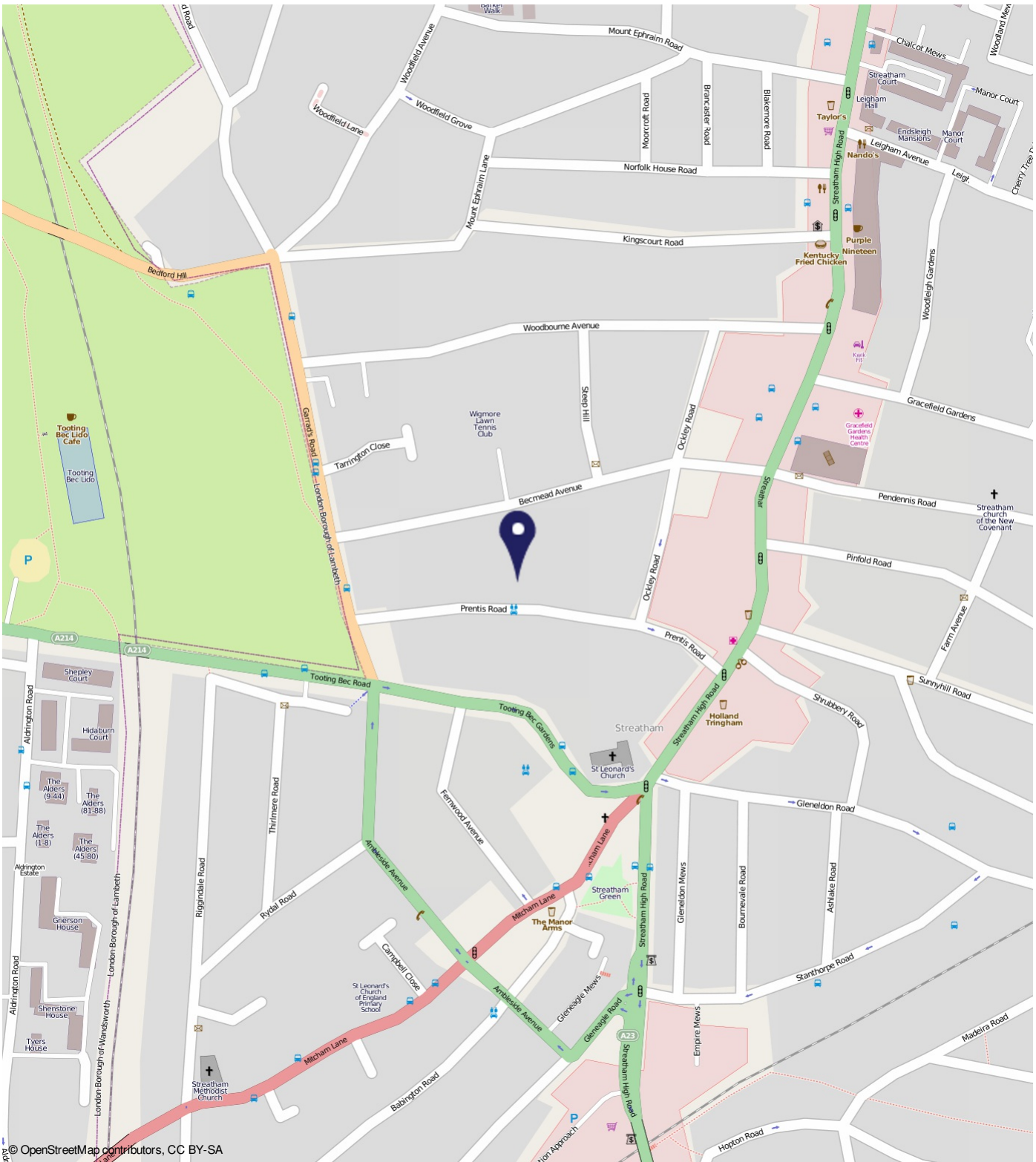
Borough: Lambeth

£850 pcm

- Studio flat
- First floor



A delightful, first floor studio flat located on Prentis Road. This spacious apartment comprise; studio room with mezzanine bed area, modern and large fitted kitchen with appliances and tiled bathroom. The property also benefits from excellent storage space. This property is located within close proximity of Streatham and Streatham Hill BR along with the amenities of the High Road. Streatham High Road offers an array of eateries, shops, Tooting Bec and Tooting Bec Lido is located nearby. **SUITABLE FOR A SINGLE OCCUPANT ONLY.**



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Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.6 miles
- To Streatham Common Rail Station 0.9 miles
- To Balham Underground Station 1.2 miles
- To Balham Rail Station 1.2 miles

Energy Performance Certificate

First Floor Flat, 24 Prentis Road
LONDON, SW16 1DD

Dwelling type: Mid-floor flat
Date of assessment: 17 December 2009
Date of certificate: 18 December 2009
Reference number: 9828-797-6322-7910-010
Type of assessment: RPSAP, existing dwelling
Total floor area: 72 sq m

This home's performance is rated in terms of 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	Potential	Current	Potential

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

	Current	Potential
Energy use	301 kWh/m ² per year	317 kWh/m ² per year
Carbon dioxide emissions	1.7 tonnes per year	1.8 tonnes per year
Lighting	£29 per year	£15 per year
Heating	£390 per year	£300 per year
Hot water	£80 per year	£80 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.) that 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.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving 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 recommendations need only be given by the Energy Agency. To find out more visit www.easystart.org.uk with information on improving your dwelling'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.