

Thurlby Road, Streatham SE27

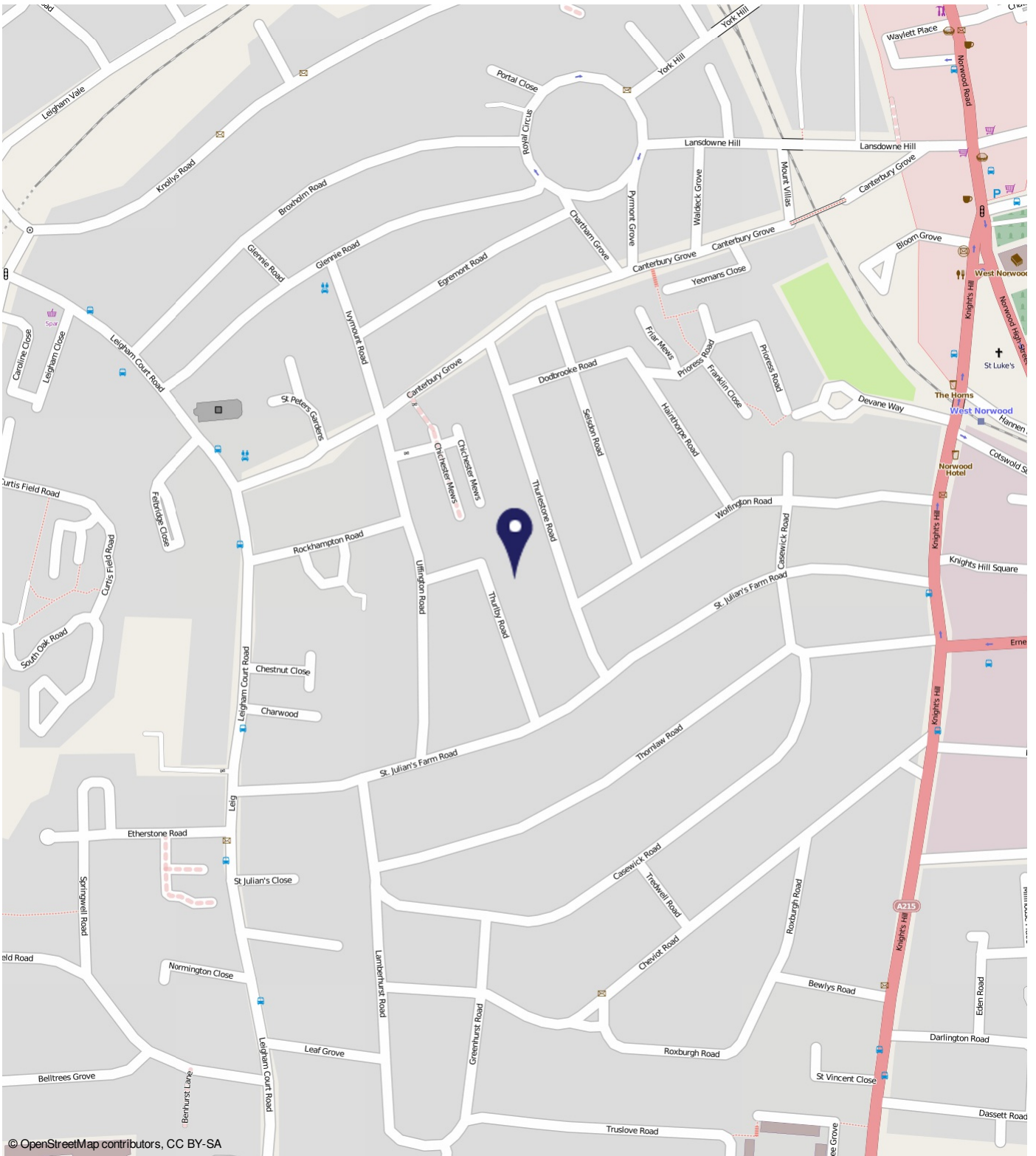
Borough: Lambeth

£950 pcm

- One bedroom flat
- Open plan kitchen/ living room



The property comprises a large open plan living room/kitchen, a double bedroom with en-suite and direct access out on to a communal garden. Thurlby Road is within close proximity to West Norwood high-street and the excellent transport links of the area. Available from the 13th June, unfurnished. Suitable for a single occupant or couple.



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Distances

- To West Norwood Rail Station 0.3 miles
- To Tulse Hill Rail Station 0.7 miles
- To Streatham Hill Rail Station 0.9 miles
- To Streatham Rail Station 1 miles
- To West Dulwich - Croxted Road 1.1 miles

Energy Performance Certificate

30a Thurlby Road, LONDON, SE27 9RH

Dwelling type: Ground-floor flat Reference number: 0131-2344-7422-9908-0365
 Date of assessment: 04 June 2018 Type of assessment: RATED existing dwelling
 Date of certificate: 05 June 2018 Total floor area: 31 m²

Estimated energy costs of owning for 3 years

Estimated energy costs of this house	Current costs	Potential costs	Potential savings
Lighting	£ 75 over 3 years	£ 75 over 3 years	
Heating	£ 1,200 over 3 years	£ 200 over 3 years	£ 1,000
Hot Water	£ 2,200 over 3 years	£ 270 over 3 years	£ 1,930
Total	£ 3,475	£ 345	£ 3,130

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 number above shows the effect of undertaking the recommendations on page 2.

The average energy efficiency rating for a dwelling in England and Wales is based on all dwellings.

The EPC rating shows how to improve an average home. The EPC rating shows how to improve an average home. The EPC rating shows how to improve an average home.

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

Recommended measures	Medium cost	Typical savings over 3 years
1. Install a central air conditioner	£6,000 - £14,000	£ 170
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 140
3. Change heating to gas condensing boiler	£5,000 - £7,000	£ 1,000

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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.