

60 Becmead Avenue, Streatham SW16

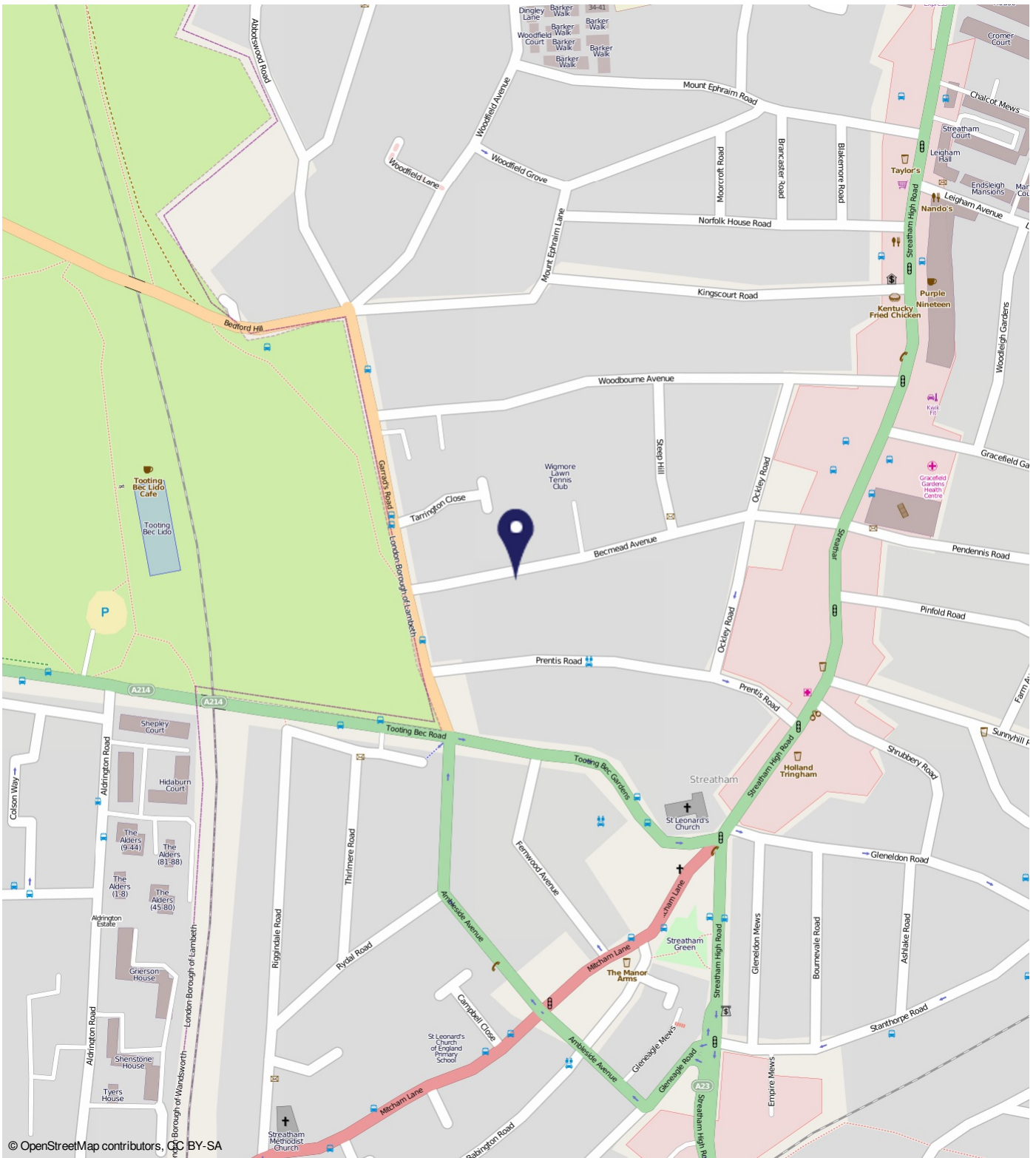
Borough: Lambeth

£1,000 pcm

- Large one bedroom flat
- Top floor flat



A very spacious, top floor, one bedroom flat on Becmead Avenue in Streatham Hill. This bright spacious flat offers a large reception room, double bedroom, with built in storage, kitchen fitted with appliances and tiled bathroom. Becmead Avenue is a lovely road offering easy access to the amenities of Streatham High Road but also to Tooting Bec and Balham as well.



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Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.5 miles
- To Streatham Common Rail Station 0.9 miles
- To Balham Underground Station 1.1 miles
- To Balham Rail Station 1.1 miles

Energy Performance Certificate

Flat 4, 60 Becmead Avenue, LONDON, SW16 1UG
 Dwelling type: Top-floor flat
 Date of assessment: 26 October 2012
 Date of certificate: 30 October 2012
 Reference number: 8751-2760-5226-4627-6023
 Type of assessment: RdSAP existing dwelling
 Total floor area: 66 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:	£ 2,766
Over 3 years you could save:	£ 1,038

Estimated energy costs of this home		Potential savings
Lighting	£ 150 over 3 years	£ 99 over 3 years
Heating	£ 2,337 over 3 years	£ 1,416 over 3 years
Hot Water	£ 270 over 3 years	£ 213 over 3 years
Total	£ 2,757	£ 1,528

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. They exclude energy use for running appliances like TVs, computers and cookers, and electricity generated by photovoltaic generation.

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 shows how to save energy and money and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 603
2 Low energy lighting for all fixed outlets	£15	£ 51
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 333

See page 3 for a full list of recommendations for this property.
 To find out more about the recommendations and the actions you could save money by, see page 4 about the recommendations on page 3. The Green Deal may enable you to finance your home warmer and cheaper in the future.

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.