

Braxted Park, Streatham SW16

Borough: Lambeth

£2,500 pcm

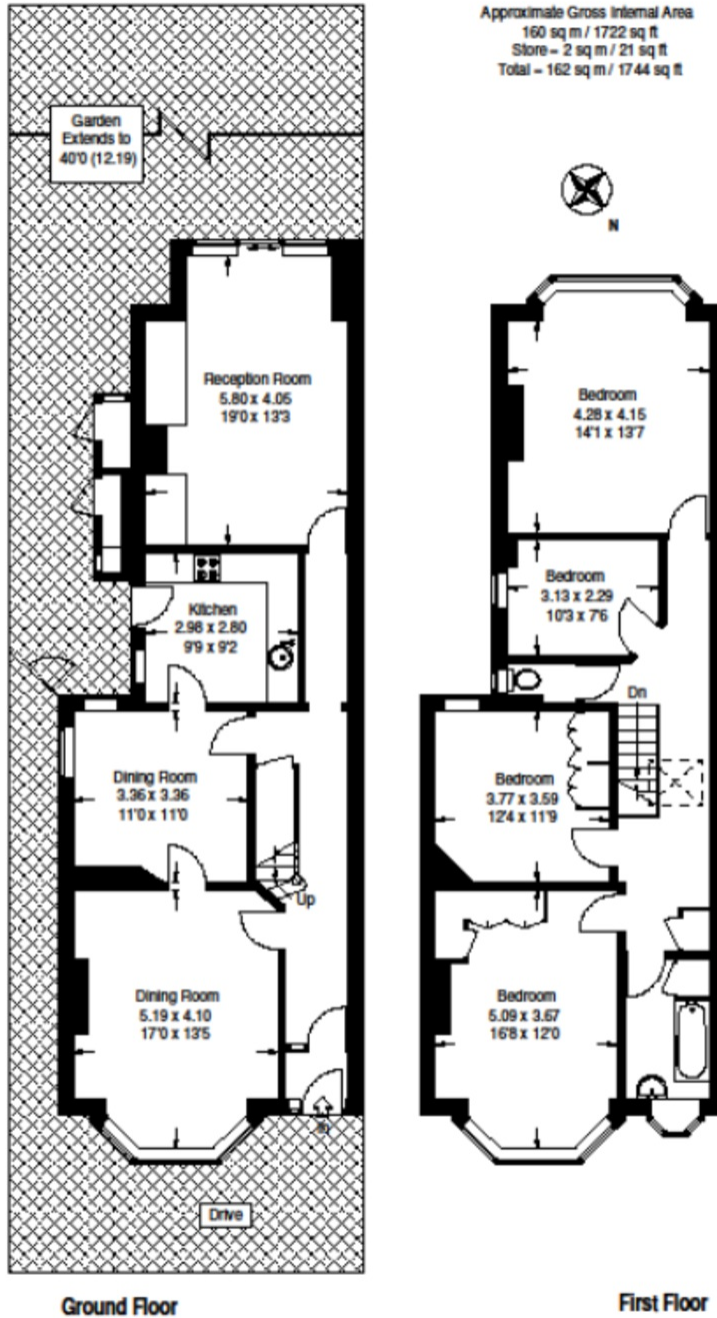
- Four double bedrooms
- Spacious and light accommodation



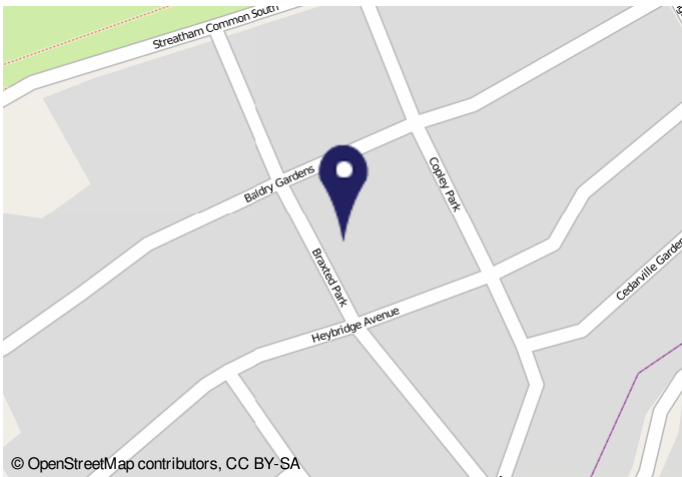
The house is arranged over two floors, the ground floor offers; two large reception rooms, modern fitted kitchen, WC, a lovely west facing garden as well as parking to the front. The first floor comprises; four double bedrooms, family bathroom and separate WC. The property has been renovated throughout to an incredible high spec.

Braxted Park is one of the loveliest roads in the area, quiet and neighbourly with good local amenities nearby. The common is at the top of the road with the landscaped gardens of the rookery, a large supermarket and both Streatham and Streatham Common stations within walking distance.

Braxted Park



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. (ID59501)



Energy Performance Certificate

34 Braxted Park, LONDON, SW16 3DU
 Dwelling type: Semi-detached house
 Date of assessment: 23 May 2013
 Date of certificate: 28 May 2013

Reference number: 0304-2887-7958-8927-8631
 Type of assessment: RdSAP existing dwelling
 Total floor area: 153 sq ft

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 making improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,127
Over 3 years you could save	£ 2,220

Estimated energy costs of this home		Potential future savings
Lighting	£ 414 over 3 years	£ 207 over 3 years
Heating	£ 4,362 over 3 years	£ 2,412 over 3 years
Hot Water	£ 411 over 3 years	£ 288 over 3 years
Total	£ 5,187	£ 2,907

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy use for heating appliances like TVs, computers and cookers, and any electricity generated by renewable 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 in page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,446	✓
2 Floor insulation	£800 - £1,200	£ 231	✓
3 Draught proofing	£80 - £120	£ 84	✓

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.direct.gov.uk/energyenergy or call 0800 123 1234 (local area toll free). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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.