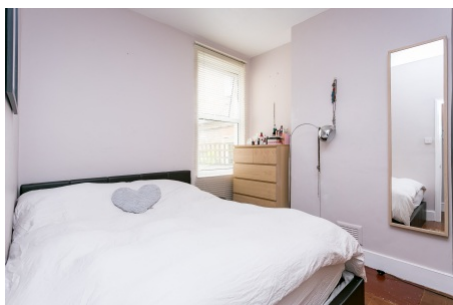


Blegborough Road, Streatham SW16

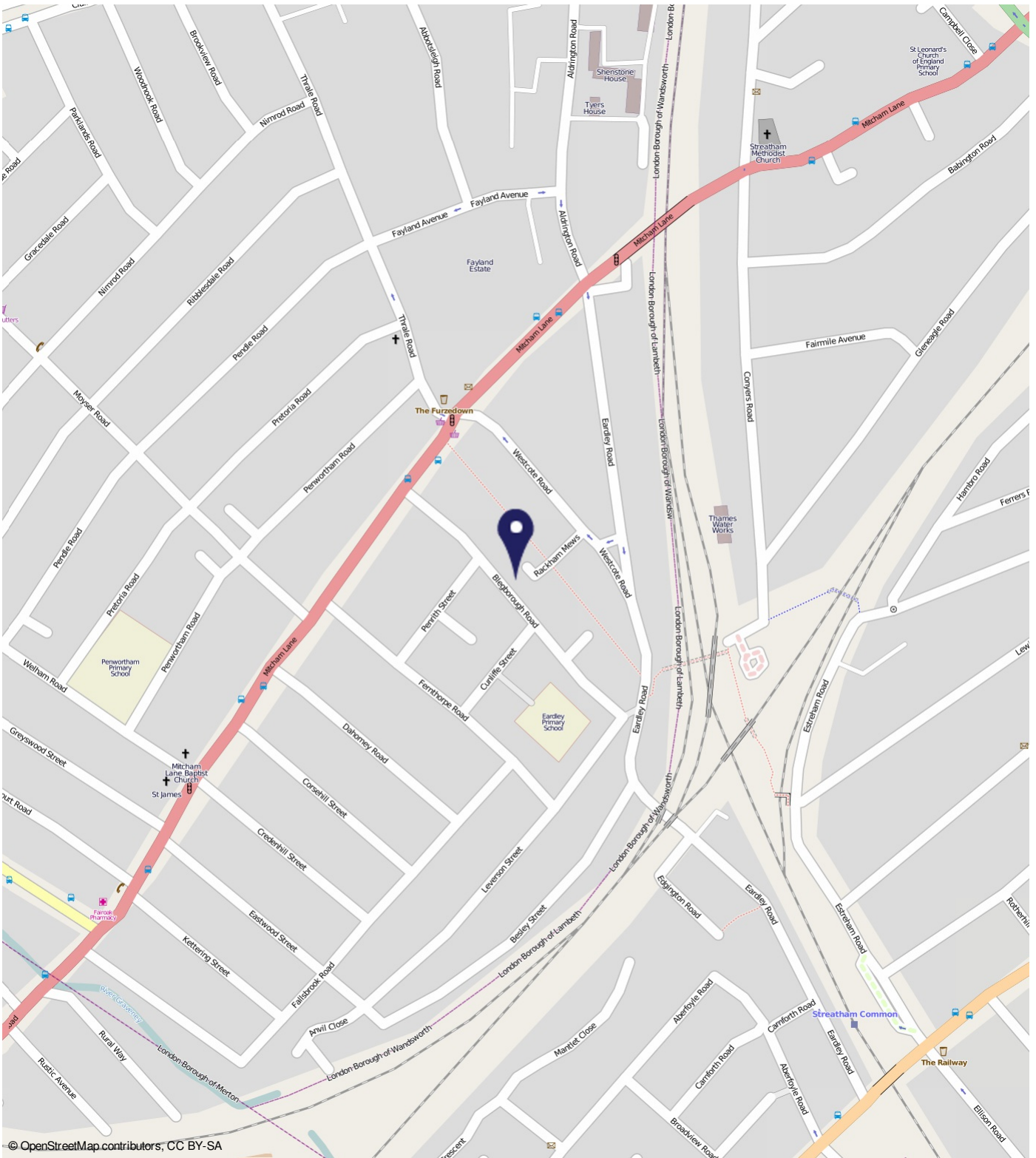
Borough: Lambeth

£1,600 pcm

- One bedroom flat
- Private garden



This ground floor garden flat comprises; lounge with feature fireplace and bay window, double bedroom, modern kitchen with appliances and bathroom. The garden is well maintained and private to the property. Blegborough Road is located within close proximity to Streatham and Streatham Common BR and local amenities. Available at the end of February, furnished.



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Blegborough Road, Streatham SW16

Distances

- To Streatham Common Rail Station 0.3 miles
- To Streatham Rail Station 0.5 miles
- To Tooting Rail Station 0.9 miles
- To Norbury Rail Station 1.1 miles
- To Tooting Bec Underground Stat 1.2 miles

Energy Performance Certificate

Ground Floor Flat, 73 Blegborough Road, LONDON, SW16 6DL
 Dwelling type: Ground floor flat Reference number: 8476-7626-5560-0812-2926
 Date of assessment: 22 June 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 23 June 2018 Total floor area: 45 sqm

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:	£ 1,464
Over 3 years you could save:	£ 291

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 186 over 3 years	£ 102 over 3 years
Heating	£ 1,028 over 3 years	£ 818 over 3 years
Hot Water	£ 252 over 3 years	£ 205 over 3 years
Total	£ 1,464	£ 1,125

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 recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Current	Potential

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	£ 218
2. Low energy lighting for all fixed outlets	£25	£ 75

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/government/guidance/energy-efficiency-improvements or call 0800 553 324 (textphone option). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.