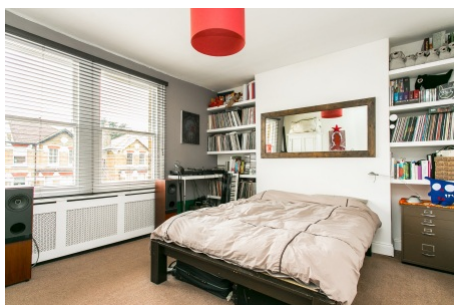


## Montrell Road, Streatham SW2

Borough: Lambeth

**£1,450 pcm**

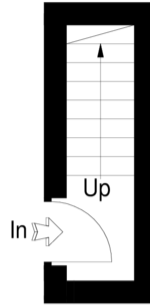
- Two double bedrooms
- Split-level



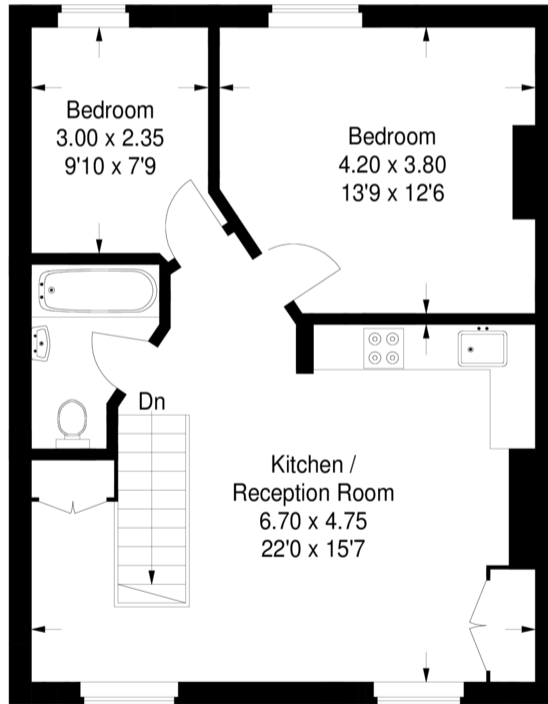
A stunning two double bedroom split-level flat. The accommodation is in excellent decorative order and benefits from lots of natural light and a modern style, occupying the top floor of a handsome Victorian period conversion. The property is located conveniently for access to Clapham, Brixton, and Streatham Hill which offer a variety of routes into the city and Streatham High Road is within close proximity, offering an array of shops, bars and restaurants.

# Montrell Road

Approximate Gross Internal Area  
61.5 sq m / 662 sq ft

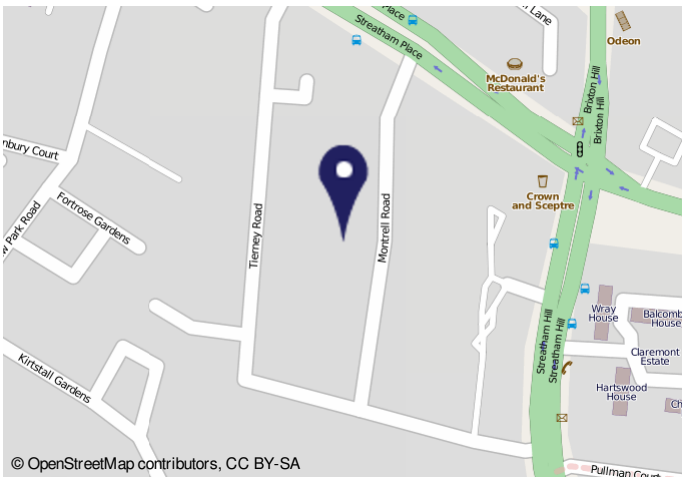


First Floor



Second Floor

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. (ID242974)



**Energy Performance Certificate**

Top Floor Flat, 12 Montrell Road, LONDON, SW2 4QB  
 Reference number: 8501-2276-1529-7466-6263  
 Dwelling type: Top-floor flat  
 Type of assessment: RdSAP existing dwelling  
 Date of assessment: 13 February 2016  
 Date of certificate: 15 February 2016  
 Total floor area: 61 m<sup>2</sup>

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: **€ 2,040**  
 Over 3 years you could save: **€ 858**

Estimated energy costs of this home		Potential costs	
Current costs	Potential costs	Current	Potential
Lighting	€ 204 over 3 years	€ 152 over 3 years	€ 52
Heating	€ 1,428 over 3 years	€ 758 over 3 years	€ 670
Hot Water	€ 368 over 3 years	€ 291 over 3 years	€ 77
<b>Total</b>	<b>€ 1,999</b>	<b>€ 1,181</b>	<b>€ 818</b>

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. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**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 shown here is based on standard assumptions about occupancy and energy use 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 measure	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	€150 - €300	€ 225
2 Internal or external wall insulation	€4,000 - €14,000	€ 321
3 Low energy lighting for all fixed outlets	€25	€ 158

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.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 1234 (relevant national rates). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.