

Braxted Park, Streatham SW16

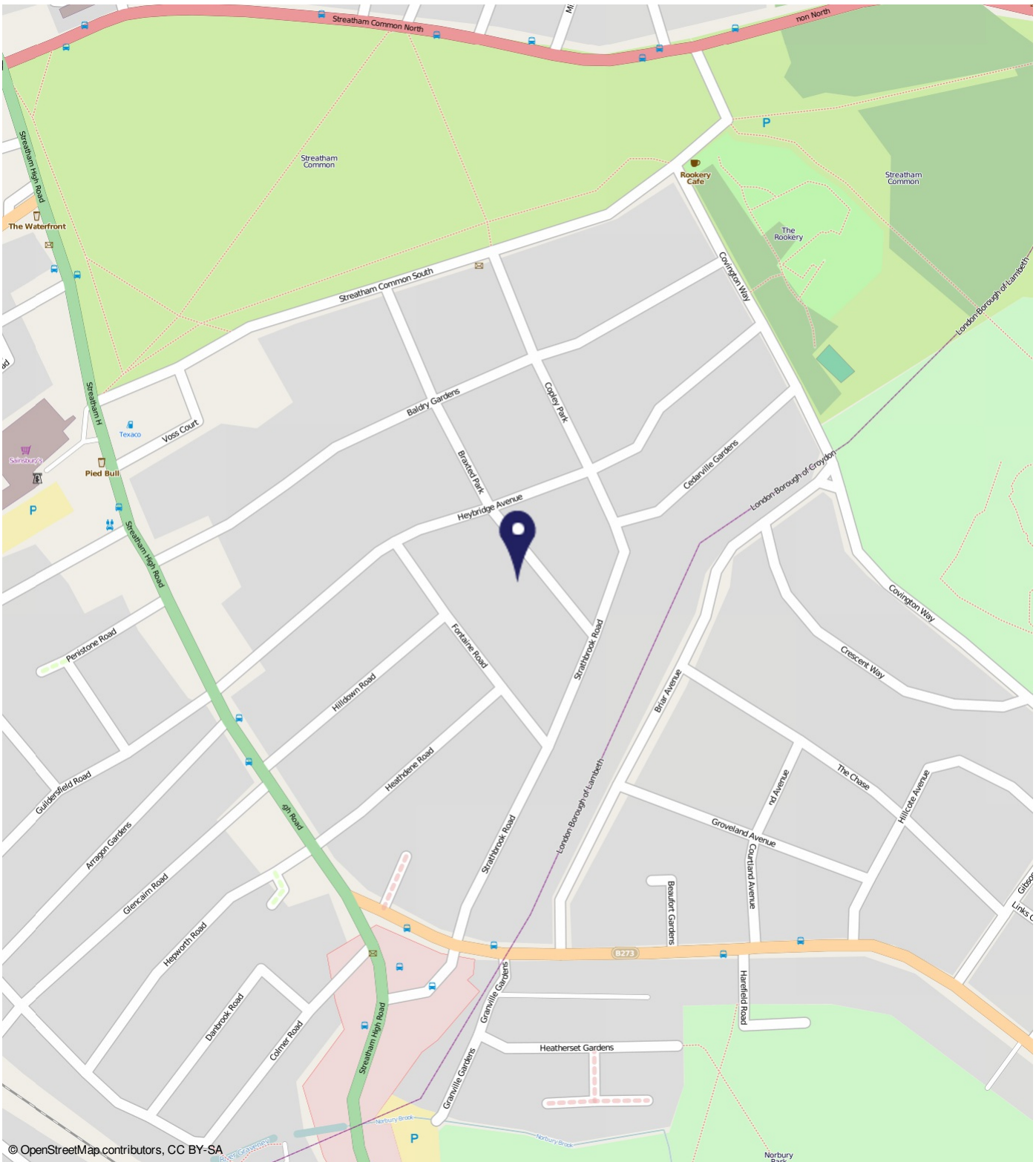
Borough: Lambeth

£1,895 pcm

- Three bedroom flat
- Top floor



A spacious and bright, three double bedroom flat on Braxted Park. This large top floor flat comprise of generously sized reception room, with wooden flooring, modern kitchen, fitted with appliances, three double bedrooms, tiled bathroom and separate W/C. Braxted Park is ideally located within close proximity of Streatham Common, the amenities of the High Road as well as Streatham and Streatham Common Stations. Available soon, part-furnished.



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Distances

- To Norbury Rail Station 0.5 miles
- To Streatham Common Rail Station 0.6 miles
- To Streatham Rail Station 0.7 miles
- To West Norwood Rail Station 1.2 miles

Energy Performance Certificate

65, Braxted Park, LONDON, SW16 3AU
 Dwelling type: Top-floor flat
 Date of assessment: 09 February 2016
 Date of certificate: 09 February 2016
 Reference number: 0118-2000-6232-7156-2654
 Type of assessment: RdSAP existing dwelling
 Total floor area: 102 sq'

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:	£ 2,286
Over 3 years you could save	£ 777

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 204 over 3 years	£ 204 over 3 years
Heating	£ 1,719 over 3 years	£ 936 over 3 years
Hot Water	£ 363 over 3 years	£ 363 over 3 years
Total	£ 2,286	£ 1,503

Energy Efficiency Rating

How well insulated: see rating table

Current	Potential

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 6).

The EPC rating above has been 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 651	Yes
2 Replacement glazing units	£1,000 - £1,400	£ 95	Yes

For more information on the Environmental Protection Act and Energy Performance Certificate ratings, visit www.gov.uk/energy-guides/calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home warmer and cheaper in the long term.

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.