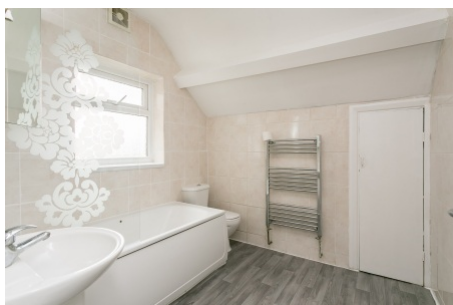


Streatham High Road, Streatham SW16

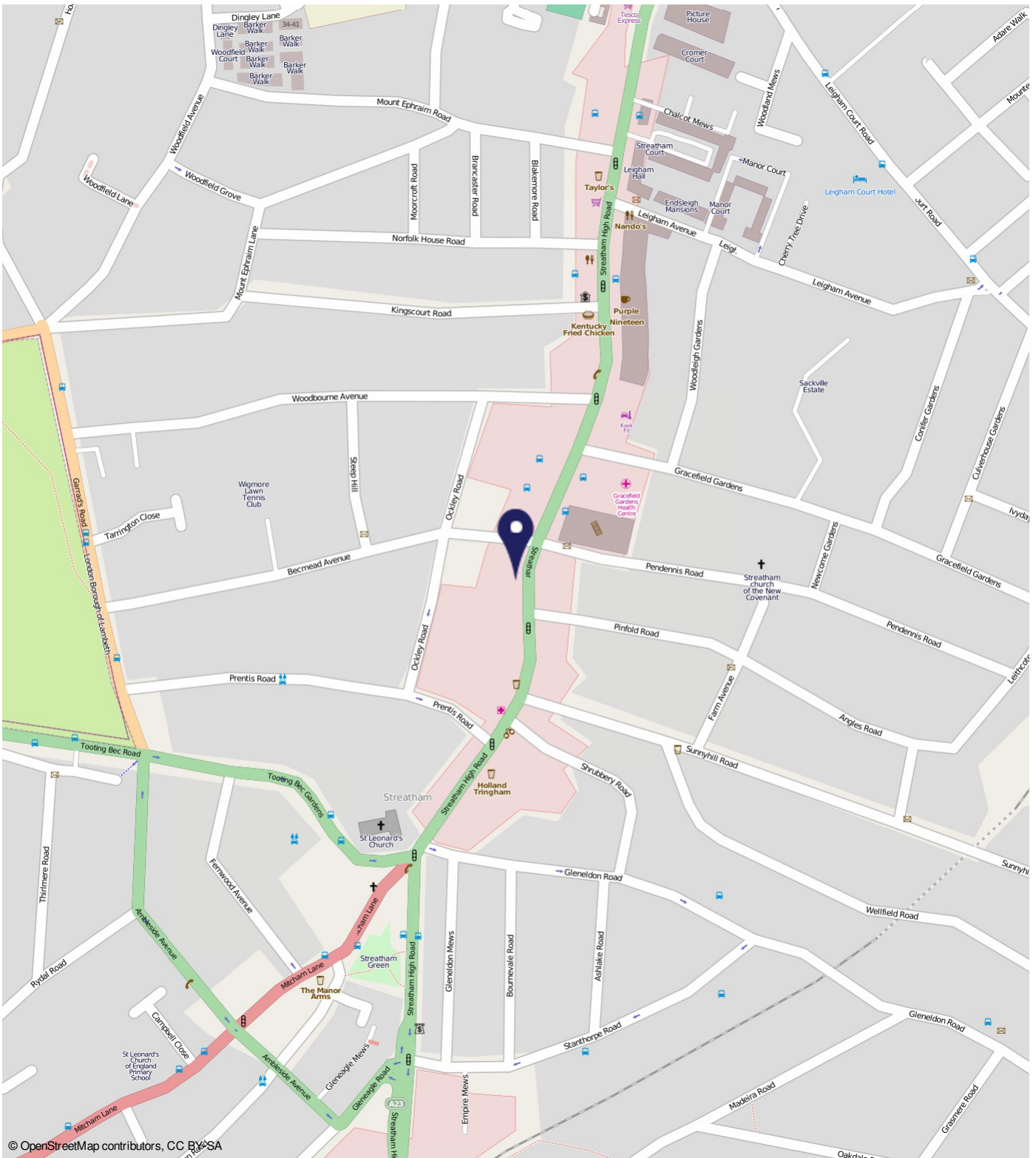
Borough: Lambeth

£1,800 pcm

- Three bedroom flat
- Eat-in kitchen



A spacious three double bedroom flat located on the Streatham Hill end of Streatham High Street. This property comprises; eat-in kitchen, reception room, three double bedrooms and a modern tiled bathroom. This property is located within close proximity of the amenities of Streatham High Road and Streatham Hill BR. Available now, furnished.



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Streatham High Road, Streatham SW16

Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.5 miles
- To Streatham Common Rail Station 0.9 miles

Energy Performance Certificate

20th, Streatham High Road, LONDON, SW16 1BB

Reference number: 0250-2824-7089-8623-0125
 Dwelling type: Top floor flat
 Type of assessment: RdSAP existing dwelling
 Date of assessment: 24 June 2017
 Total floor area: 147 m²
 Date of certificate: 27 June 2017

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:

Current costs	£ 4,998
Over 3 years you could save	£ 2,356

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 3,498 over 3 years	£ 1,236 over 3 years	You could save £ 2,256 over 3 years
Hot Water	£ 139 over 3 years	£ 349 over 3 years	
Total	£ 4,898	£ 1,847	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and cookers, 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. Room-in-roof insulation	£1,500 - £2,700	£ 1,050
2. Internal or external wall insulation	£4,000 - £14,000	£ 257

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 553 504 (textphone) or visit www.gov.uk/energy-guidance 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.