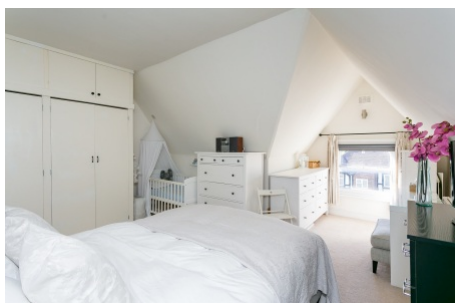


Hopton Road, Streatham SW16

Borough: Lambeth

£1,400 pcm

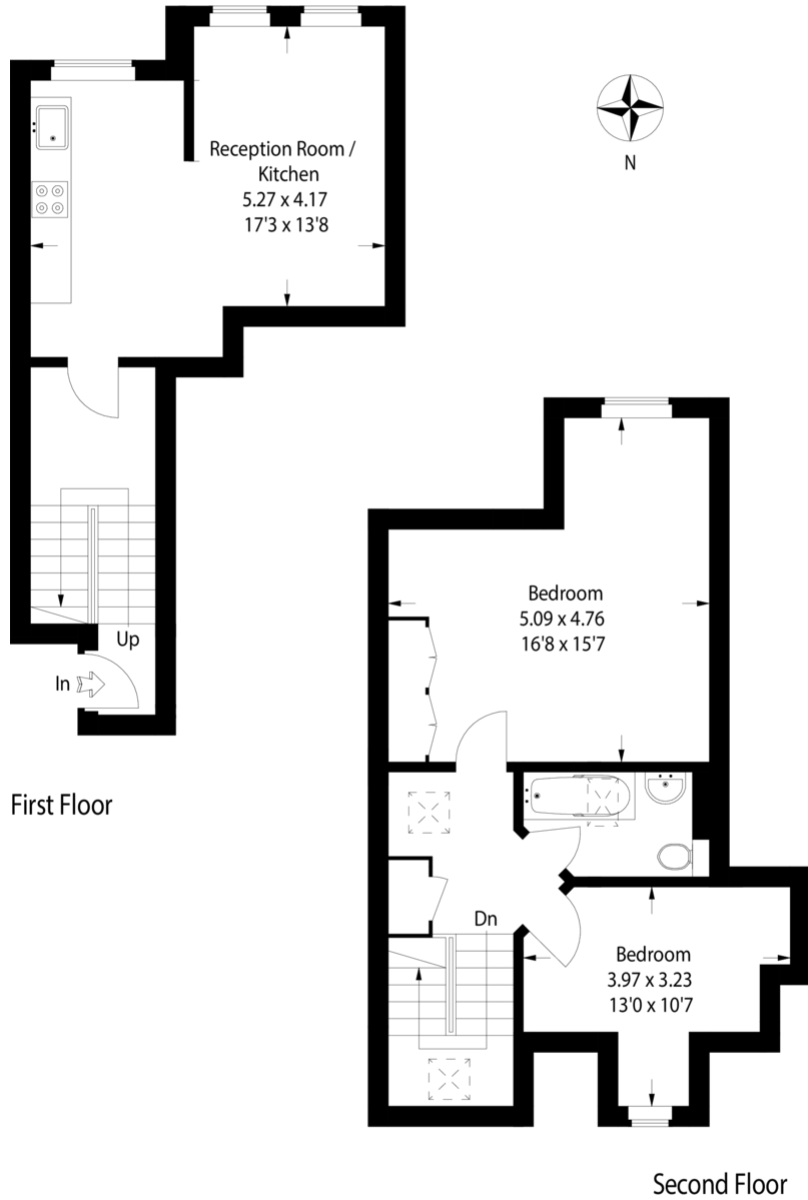
- Two bedroom flat
- Split-level accomodation



A lovely two bedroom split-level flat in this handsome Victorian building. The internal accommodation comprises large reception room with high ceilings and semi open-plan kitchen, modern bathroom and the two double bedrooms. The flat is beautifully presented throughout and very spacious. The flat is located on Hopton Road which is within close proximity of Streatham station, Streatham Common and the HUB development.

Hopton Road

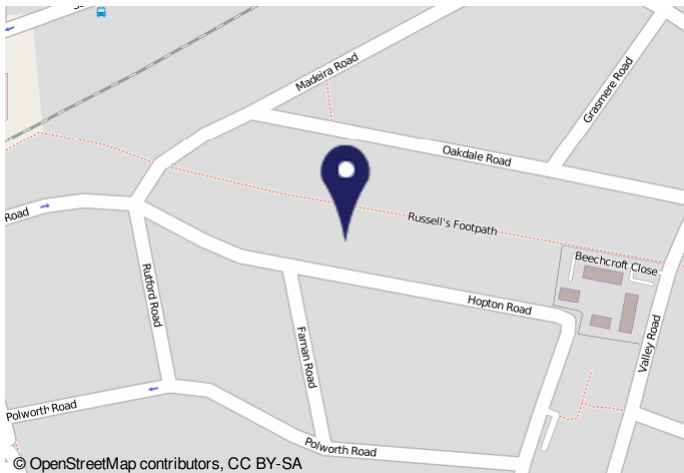
Approximate Gross Internal Area
70 sq m / 758 sq ft



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. (ID134322)



Energy Performance Certificate

Flat 3, 49 Hopton Road, LONDON, SW16 2EL
 Dwelling type: Top floor flat
 Date of assessment: 31 July 2014
 Date of certificate: 01 September 2014
 Reference number: 8106-7302-1620-4777-4543
 Type of assessment: RdSAP existing dwelling
 Total floor area: 76 m²

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

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 196 over 3 years	£ 163 over 3 years	You could save £ 783 over 3 years
Heating	£ 2,928 over 3 years	£ 2,187 over 3 years	
Hot Water	£ 300 over 3 years	£ 300 over 3 years	
Total	£ 3,424	£ 2,649	

Estimated energy costs of dwelling for 3 years: **£ 3,423**
 Over 3 years you could save **£ 783**

Energy Efficiency Rating

Energy efficient: see energy costs
 Current: 45 (D) Potential: 55 (B)

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	£ 203	Yes
2 Draught proofing	£80 - £120	£ 33	Yes
3 Low energy lighting for all fixed outlets	£10	£ 42	Yes

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/energy or call 0800 123 1234 (textphone 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run all-in-one!

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.