

Barrow Road, Streatham SW16

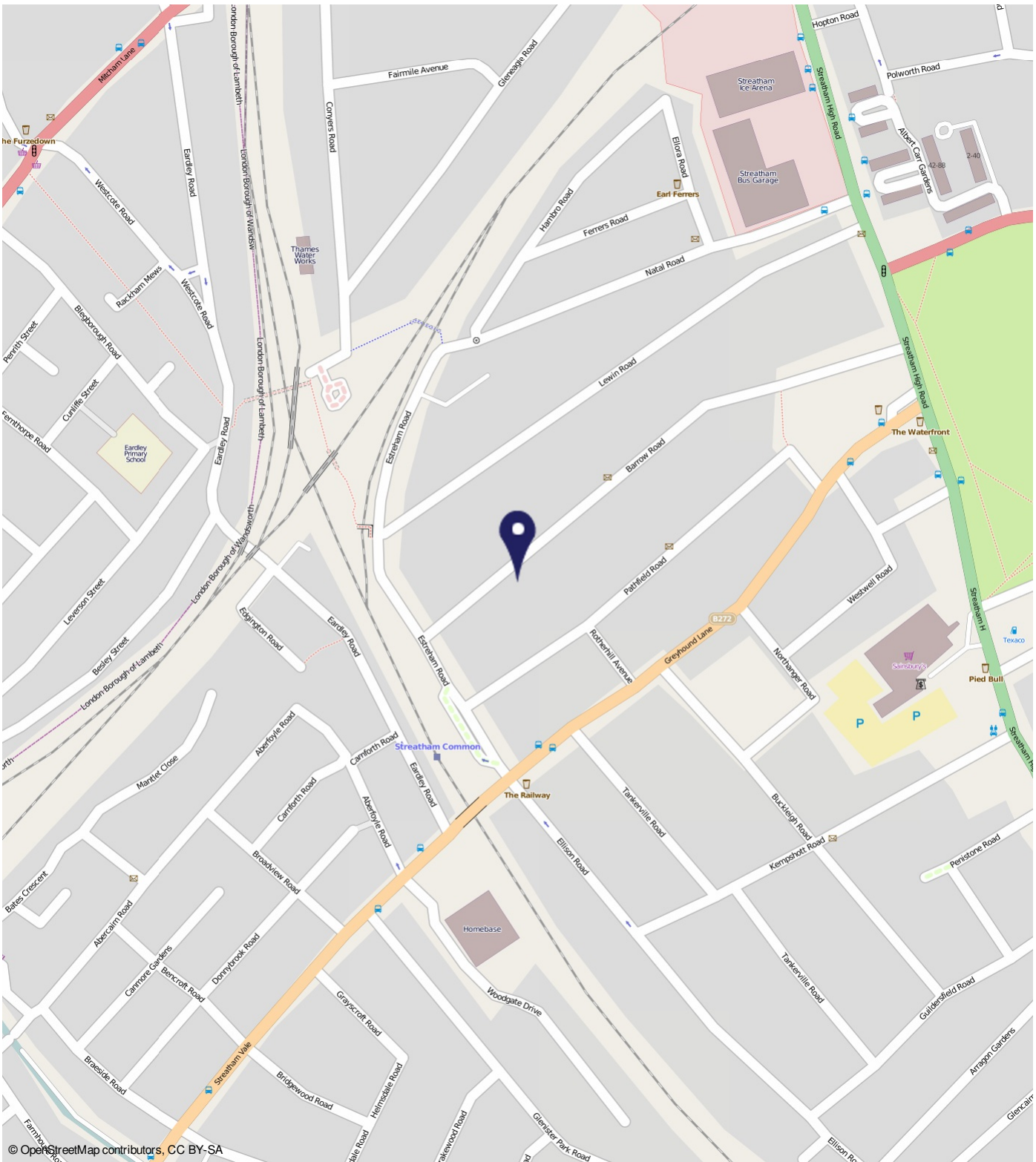
Borough: Lambeth

£1,550 pcm

- Garden flat
- Two double bedrooms



A delightful two double bedroom garden flat within close proximity to both Streatham Common and Streatham Station. The apartment has been beautifully decorated throughout and boasts a large living / dining room, modern fitted kitchen with appliances, tiled bathroom and two double bedrooms. There is a lovely private garden to the rear and private entrance. Available soon.



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Distances

- To Streatham Common Rail Station 0.1 miles
- To Streatham Rail Station 0.4 miles
- To Norbury Rail Station 0.8 miles
- To Mitcham Eastfields Rail Station 1.2 miles

Energy Performance Certificate

Flat 1, 25 Barrow Road
LONDON, SW16 5PE

Dwelling type: Ground-floor flat
Date of assessment: 17 April 2009
Date of certificate: 17 April 2009
Reference number: 02012003-6144-0791-4205
Total floor area: 66 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	0.5	0.5
B	B	0.5	0.5
C	C	0.5	0.5
D	D	0.5	0.5
E	E	0.5	0.5
F	F	0.5	0.5
G	G	0.5	0.5

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	261 kWh/m ² per year	252 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.8 tonnes per year
Lighting	£91 per year	£91 per year
Heating	£965 per year	£372 per year
Hot water	£372 per year	£372 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve. To see how this home can achieve its potential rating please see the recommended measures.

This address and energy rating of the dwelling in this EPC may be given to EPC to provide information on how to save on energy bills for improving its energy performance. For advice on how to use this information to help you save on energy bills and to see how much energy you use, call 0800 912 012 or visit www.energy.gov.uk

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.