

Streatham High Road, Streatham SW16

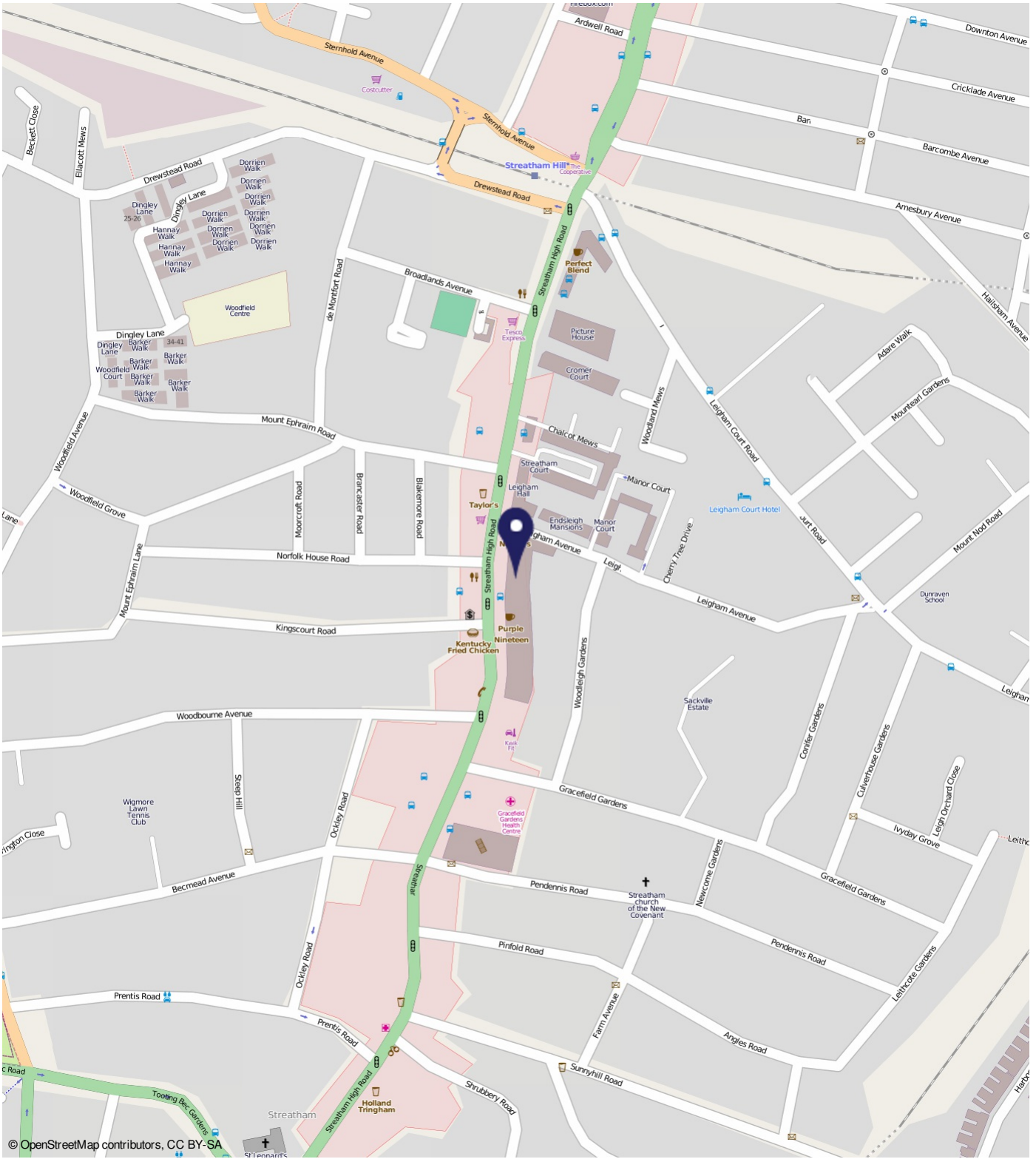
Borough: Lambeth

£1,200 pcm

- One bedroom flat
- Top floor flat



A bright and spacious one bedroom, top floor flat, in excellent condition, located in The High on Streatham High Road. This property comprises large reception room, double bedroom, kitchen fitted with appliances and tiled bathroom. The flat benefits from being located at the back of the block. The High is ideally located within close proximity of Streatham Hill Station and the amenities of the High Road.




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Distances

- To Streatham Hill Rail Station 0.3 miles
- To Streatham Rail Station 0.6 miles

Energy Performance Certificate 

Plot 172 The High, Streatham High Road, LONDON, SW16 1HD

Dwelling type: Top-Rear flat
 Date of assessment: 13 June 2010
 Date of certificate: 23 June 2010
 Reference number: 83333333333333333333
 Type of assessment: RPSAP - existing dwelling
 Total floor area: 72 m²

This home's performance is rated in terms of the 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	Target	Band	Current	Target	Band
Green	Green	A	Green	Green	A
Yellow	Yellow	B	Yellow	Yellow	B
Orange	Orange	C	Orange	Orange	C
Red	Red	D	Red	Red	D
Dark Red	Dark Red	E	Dark Red	Dark Red	E
Black	Black	F	Black	Black	F
Black	Black	G	Black	Black	G

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	484 kWh/m ² per year	438 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.3 tonnes per year
Lighting	£20 per year	£20 per year
Heating	£430 per year	£400 per year
Hot water	£70 per year	£60 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised savings conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unable to reflect occupant behaviour, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving measures that help when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and accompanying report can be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.

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.