

## Mount Nod Road , Streatham SW16

Borough: Lambeth

**£1,500 pcm**

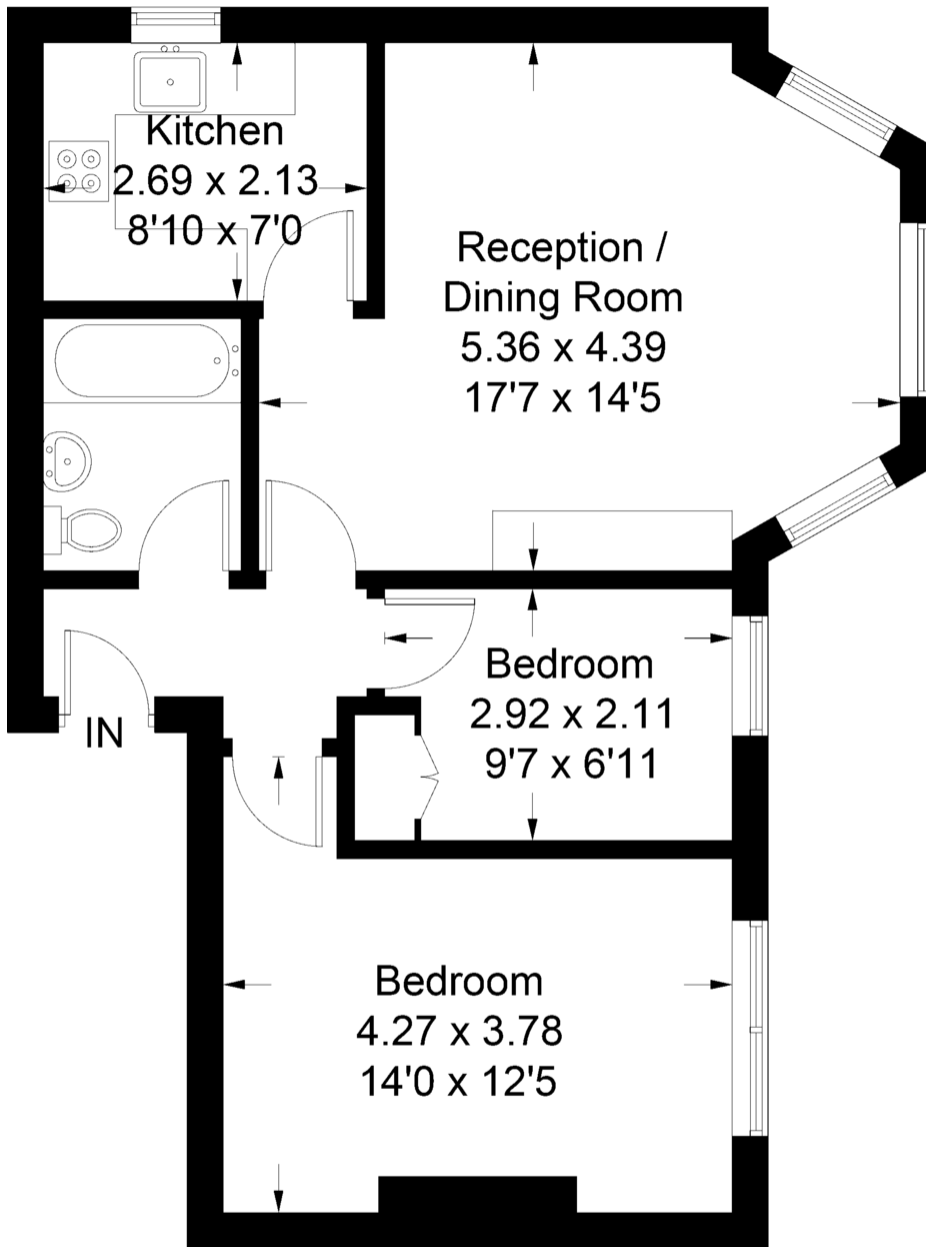
- Two bedroom flat
- First floor



A bright and well maintained two bedroom conversion flat on Mount Nod Road. The property is arranged at the back of the building with bay window and far reaching tree-lined views. The flat comprises large reception room, brand new kitchen fitted with appliances, two double bedrooms, one with mezzanine area and modern tiled bathroom. There is also a huge communal garden stretching to all the way across the rear of three houses. Mount Nod Road is a lovely residential road in close proximity to the excellent rail links of Streatham Hill, the array of shops, bars and restaurants.

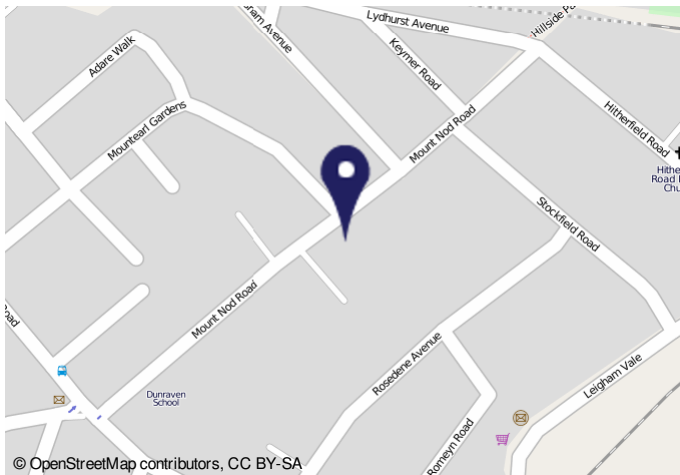
# Mount Nod Road

Approximate Gross Internal Area Total = 54.1 sq m / 582 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID385121)



**Energy Performance Certificate**

Flat 4, 81, Mount Nod Road, LONDON, SW16 2LJ  
 Dwelling type: Mid-floor flat  
 Date of assessment: 29 August 2017  
 Date of certificate: 29 August 2017  
 Reference number: 0135-2941-7983-8823-8555  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 48 m<sup>2</sup>

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:		£ 1,915
Over 3 years you could save		£ 534

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 144 over 3 years	£ 102 over 3 years
Heating	£ 1,134 over 3 years	£ 639 over 3 years
Hot Water	£ 237 over 3 years	£ 245 over 3 years
<b>Total</b>	<b>£ 1,915</b>	<b>£ 986</b>

**Energy Efficiency Rating**

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

The graph shows the current energy efficiency of your home. The highest 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 65). The EPC rating given here is based on apparent 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 measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 492
2. Low energy lighting for all fixed outlets	£15	£ 39

To find out more about the recommended measures and other actions you could take to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 324 (text and email options available). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.