

## Copley Park, Streatham SW16

Borough: Lambeth

**£1,350 pcm**

- Two bedrooms
- Private garden




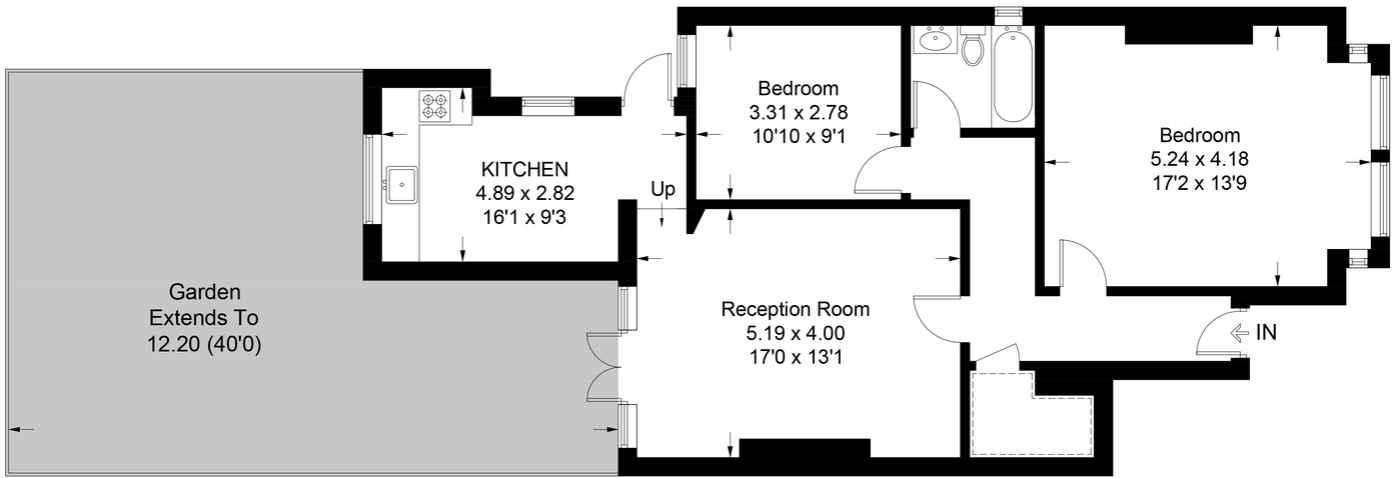
A delightful two bedroom Edwardian period conversion on the ground floor with private garden. The property benefits from separate kitchen to reception. The main reception has a featured exposed brick wall with stripped floor boards that goes directly out on to a private garden with shed. There is also side access from the kitchen to the street. Copley Park is set on a delightful grid of residential roads and is close to both Streatham Common and The Rookery boasting its own café which is very popular with local residents as well as the unique Inkspot Brewery. Streatham and Streatham Common Stations are the closest with direct links in to Victoria, London Bridge, Clapham Junction and East Croydon (for easy access to Gatwick). Available now, unfurnished.

# Copley Park

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft  
 Reduced Headroom = 2.8 sq m / 30 sq ft  
 Total = 80.9 sq m / 871 sq ft

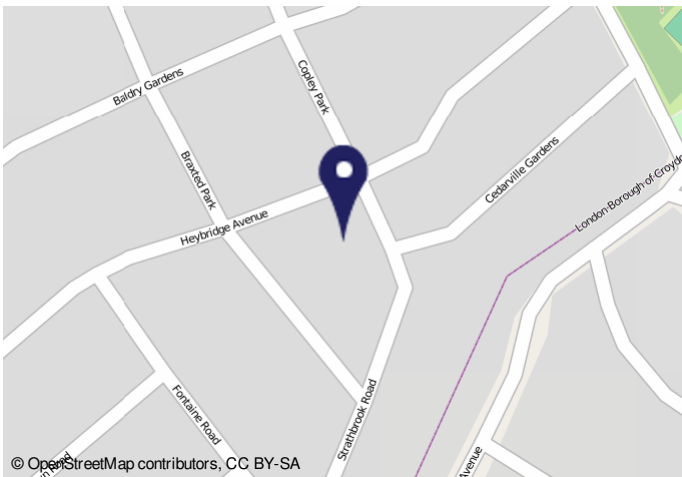



 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID528303)



**Energy Performance Certificate** 

Ground Floor Flat, 43 Copley Park, LONDON, SW16 3QB  
 Dwelling type: Ground floor flat Reference number: 0568-2825-7620-8826-4131  
 Date of assessment: 25 February 2016 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 26 February 2016 Total floor area: 65 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 making improvement measures

Estimated energy costs of dwelling for 3 years:		
Over 3 years you could save	£ 2,922	
	£ 1,063	

Estimated energy costs of this home			Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years		
Heating	£ 2,295 over 3 years	£ 1,388 over 3 years		
Hot Water	£ 273 over 3 years	£ 273 over 3 years		
<b>Total</b>	<b>£ 2,922</b>	<b>£ 1,839</b>		<b>You could save £ 1,083 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is 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.

**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 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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 768
2 Floor insulation (suspended floor)	£800 - £1,200	£ 144
3 Low energy lighting for all fixed outlets	£40	£ 153

For more information on recommended measures and other details please contact the body to which you refer. You can also use the Energy Performance Certificate calculator on the website [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). 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.