

Endsleigh Mansions, Streatham SW16

Borough: Lambeth

£2,000 pcm

- Two double bedrooms
- Two bathrooms

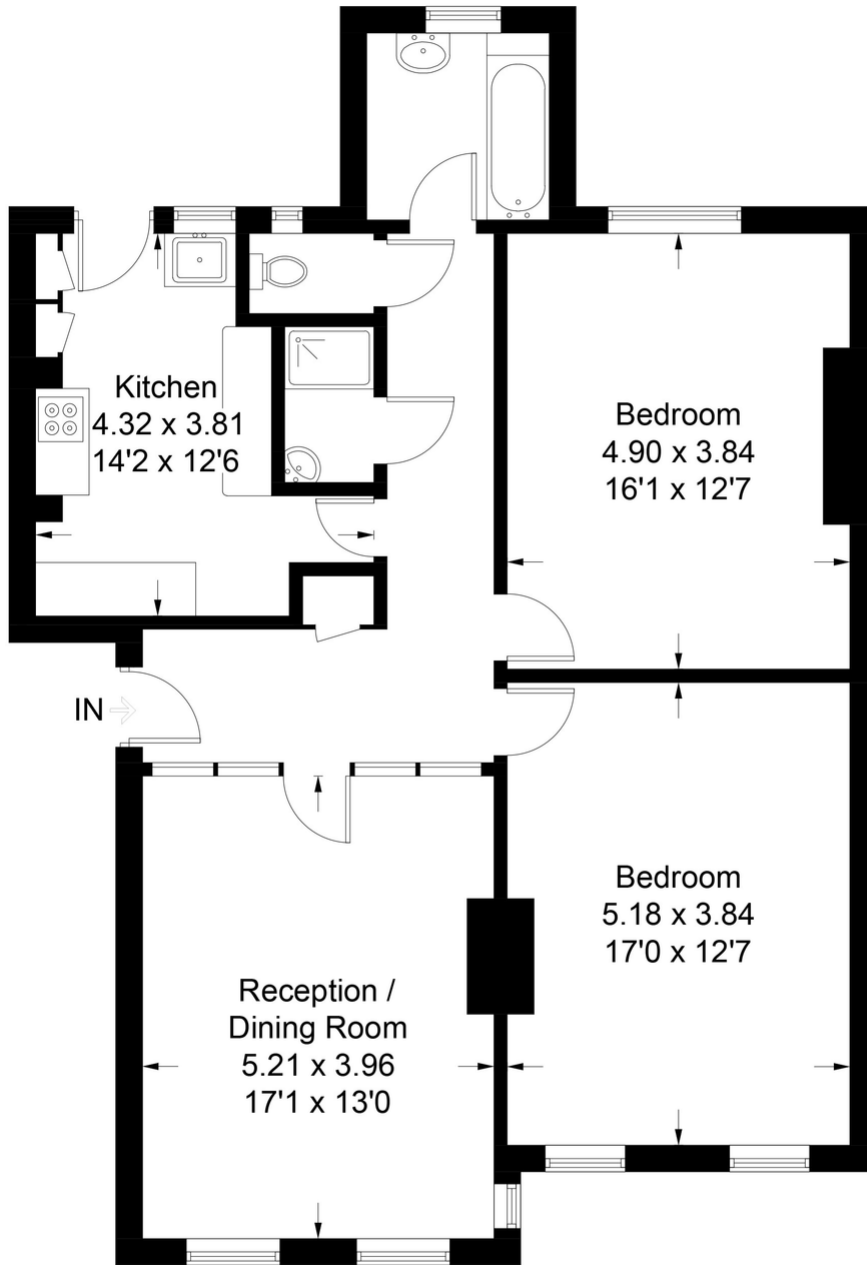


A particularly spacious and bright, two double bedroom flat located on the second floor in Endsleigh Mansions. This flat comprises a large living, two generously sized double bedrooms, two bathrooms (one being a shower room), a separate w/c and a modern fitted kitchen. The property is part of a small development of flats in a well-established existing block in a secluded position just off the High Road and on the doorstep of the shops bars and restaurants of Streatham Hill. Available mid-November, unfurnished.

Rent (£2,000pcm), 5 week security deposit (£2,305.00), 12 month tenancy. Council tax band C, Lambeth.

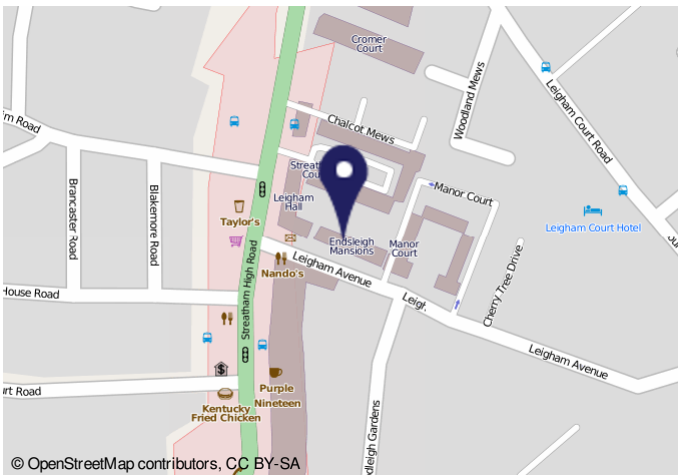
Endsleigh Mansions

Approximate Gross Internal Area Total = 95.6 sq m / 1029 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID541230)



Energy Performance Certificate

Flat 29 Endsleigh Mansions, Leigham Avenue, LONDON, SW16 2DP
 Dwelling type: Mid-rise flat Reference number: 8141-6325-0330-8567-7906
 Date of assessment: 03 May 2019 Type of assessment: RdSAP existing dwelling
 Date of certificate: 17 May 2019 Total floor area: 88 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

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 1,641	£ 621	£ 1,020
	£ 507	£ 139	£ 368
	£ 1,134	£ 482	£ 652
	£ 200	£ 139	£ 61
	£ 934	£ 278	£ 656
	£ 1,641	£ 621	£ 1,020

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	Current	Potential
Current rating: D	D	C

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.

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	£ 264
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 120

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 553 1234 (not an 0800 number). The Crown. Our only ambition is 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.