

Leigham Hall, Streatham Hill SW16

Borough: Lambeth

£1,750 pcm

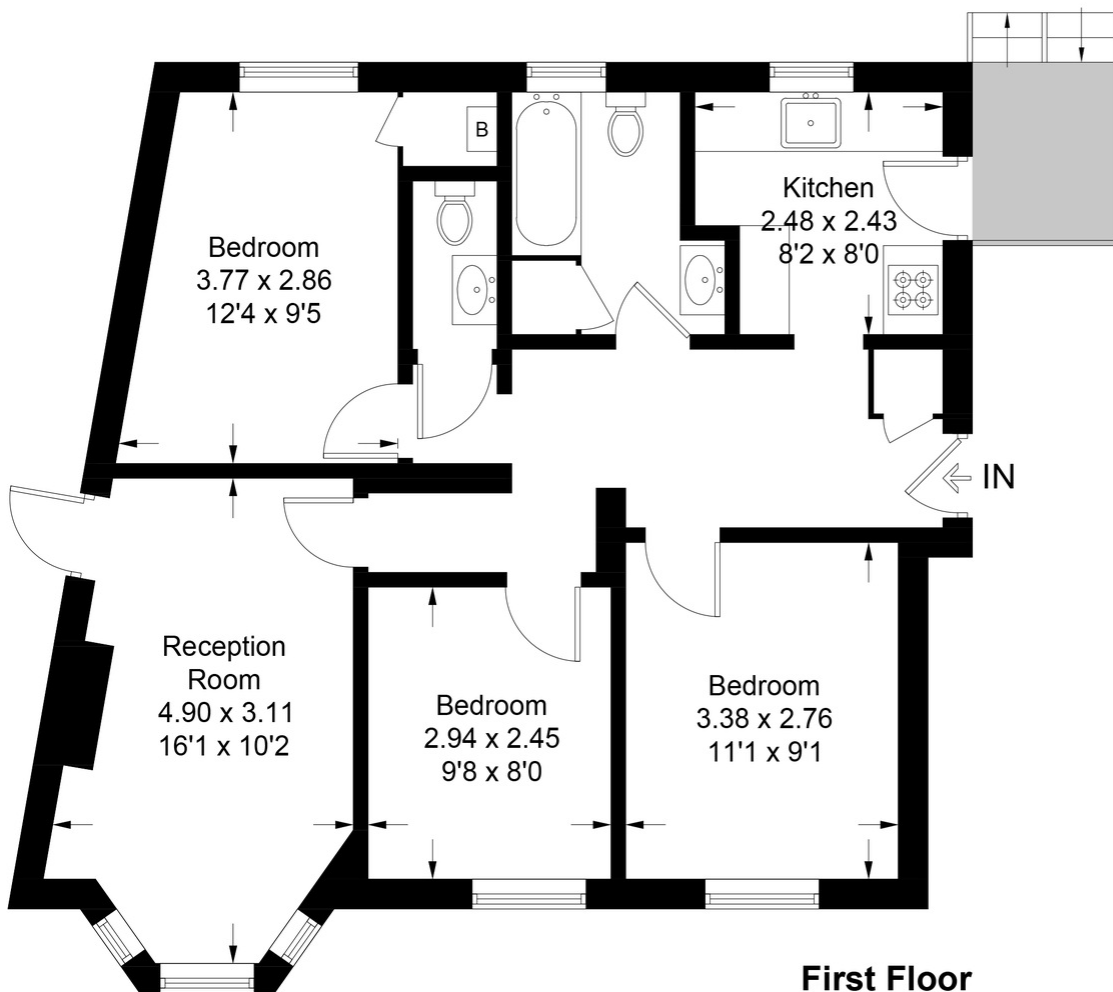
- Three double bedrooms
- Large living room



A recently refurbished three double bedroom flat with spacious living room, modern kitchen with appliances, tiled bathroom and separate toilet. The flat is located within close proximity from Streatham Hill Station with a hoist of shops, bars and restaurants on the doorstep. Available from mid-July, furnished.

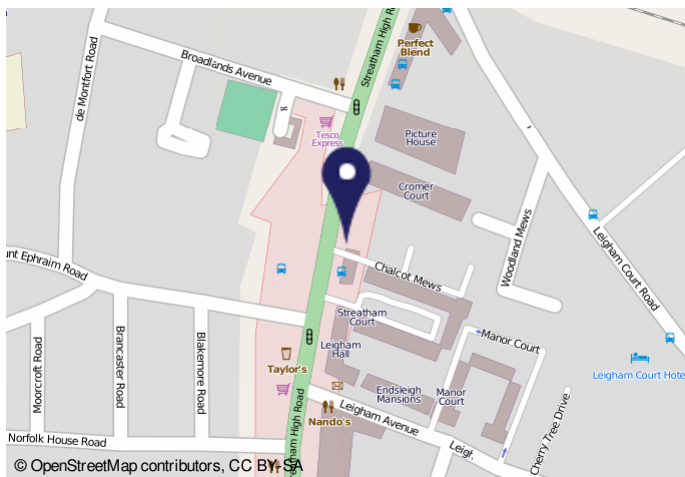
Leigham Hall

Approximate Gross Internal Area
66.9 sq m / 720 sq ft



First 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. (ID547667)



Energy Performance Certificate																			
<p>Property type: Mid-Rise Flat Date of assessment: 07 February 2012 Date of certificate: 07 February 2012 Reference number: 0726-5020-5222-5423-5424 Type of assessment: RPSAP, existing dwelling Total floor area: 66 m²</p>																			
<p>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.</p>																			
<p>Energy Efficiency Rating</p> <p>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.</p>	<p>Environmental Impact (CO₂) Rating</p> <p>The environmental impact rating is a measure of a 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.</p>																		
<p>Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home</p> <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>189 kWh/m² per year</td> <td>152 kWh/m² per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>2.4 tonnes per year</td> <td>2.3 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£85 per year</td> <td>£85 per year</td> </tr> <tr> <td>Heating</td> <td>£402 per year</td> <td>£354 per year</td> </tr> <tr> <td>Hot water</td> <td>£79 per year</td> <td>£79 per year</td> </tr> </tbody> </table>			Current	Potential	Energy use	189 kWh/m ² per year	152 kWh/m ² per year	Carbon dioxide emissions	2.4 tonnes per year	2.3 tonnes per year	Lighting	£85 per year	£85 per year	Heating	£402 per year	£354 per year	Hot water	£79 per year	£79 per year
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<p><small>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 standard running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or warming appliances, such as TV, fridge etc, nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate data because fuel prices can change over time and energy saving recommendations will evolve.</small></p>																			
<p>Remember to look for the energy saving recommended logo when buying energy efficient products. It's a simple and easy way to identify the most energy efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.</p>																			

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.