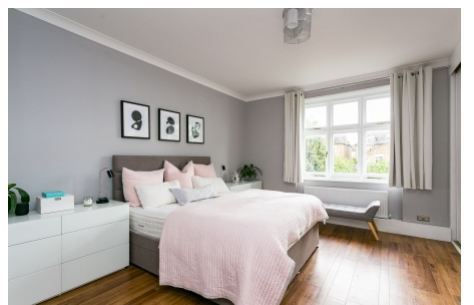
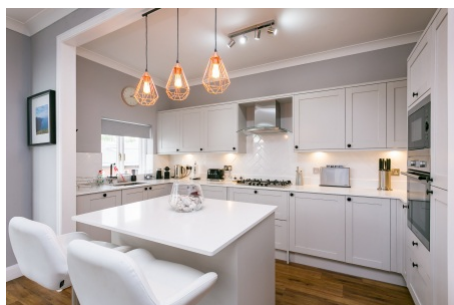


## Voss Court, Streatham SW16

Borough: Lambeth

**£1,900 pcm**

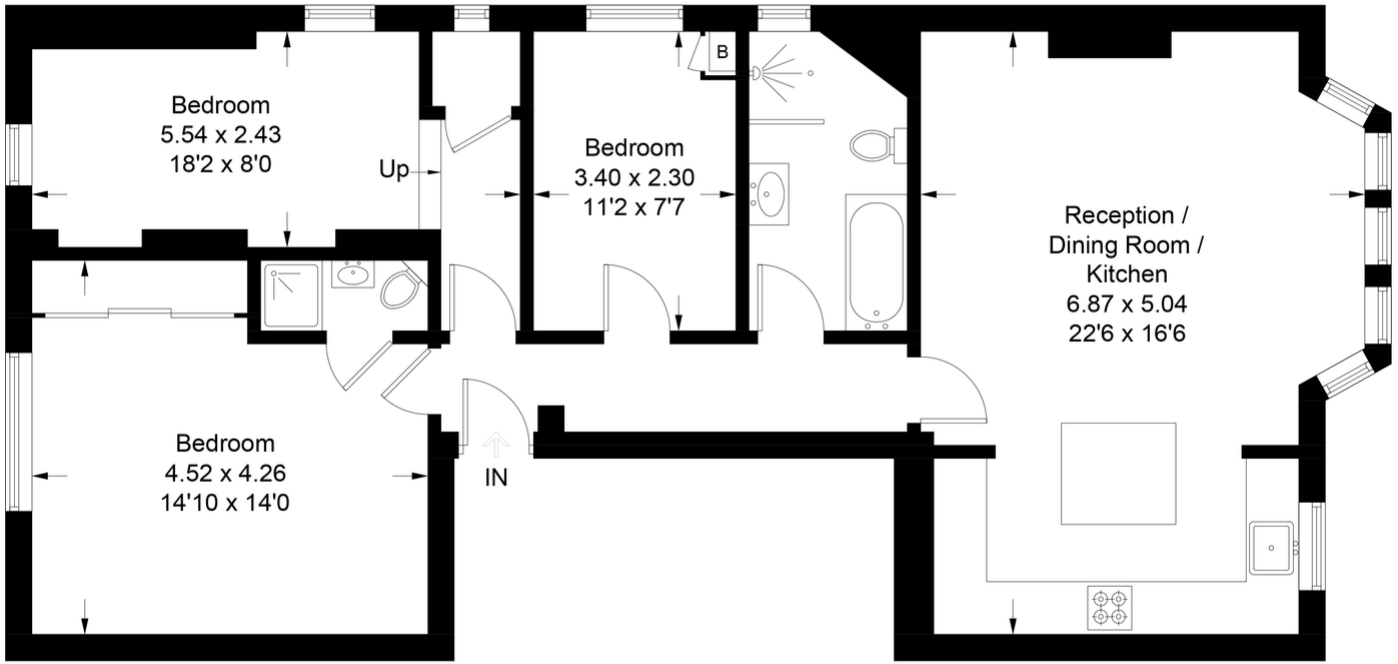
- Three double bedrooms
- Two bathrooms



A truly stunning three double bedroom converted period property with views across Streatham Common. This flat has a large reception with a newly fitted kitchen and all integrated appliances to a high standard. A large main bedroom with en suite shower room, and two further double bedrooms. The flat is presented in excellent order throughout and has approx. 948 sq. ft of internal space. Voss Court is just moments from Streatham Common, in close proximity to both Streatham and Streatham Common mainline stations and a short stumble from one of Streatham's top gastro-pubs, the Bull. Available from 11th January, fully furnished.

# Voss court

Approximate Gross Internal Area  
88.1 sq m / 948 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. (ID551906)



**Energy Performance Certificate**

File #: 2022/0113  
Address: Voss Court, London, SW16 3BS

Dwelling type: Mid-floor flat  
Date of assessment: 03 November 2022  
Reference number: 252-2842-6495-6495-9031  
Date of completion: 03 November 2022  
Total floor area: 88.1 sq m

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environmental Impact (CO <sub>2</sub> ) Rating	D	C

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	291 kWh/m <sup>2</sup> per year	201 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.9 tonnes per year	2.0 tonnes per year
Lighting	£51 per year	£31 per year
Heating	£475 per year	£329 per year
Hot water	£35 per year	£29 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 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 running appliances, 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 use the recommended measures.

Remember to look for the energy saving recommended tags 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.

**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.