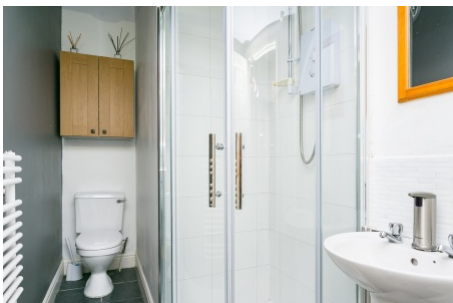


## Mount Ephraim Lane, Streatham SW16

Borough: Lambeth

**£1,100 pcm**

- Studio flat
- First floor



Located on Mount Ephraim Lane is a well-proportioned studio flat. The accommodation, arranged over the first floor comprises; studio room with modern kitchen and appliances overlooking neighbouring gardens and smart tiled shower room. Ideal for a single professional. The property is located within close proximity of Streatham Hill BR and Tooting Bec Common. Available from 6<sup>th</sup> October, furnished.

Rent (£1,100cm), 5 week security Deposit (£1,265.00), 12 month tenancy. Council tax band B, Lambeth.

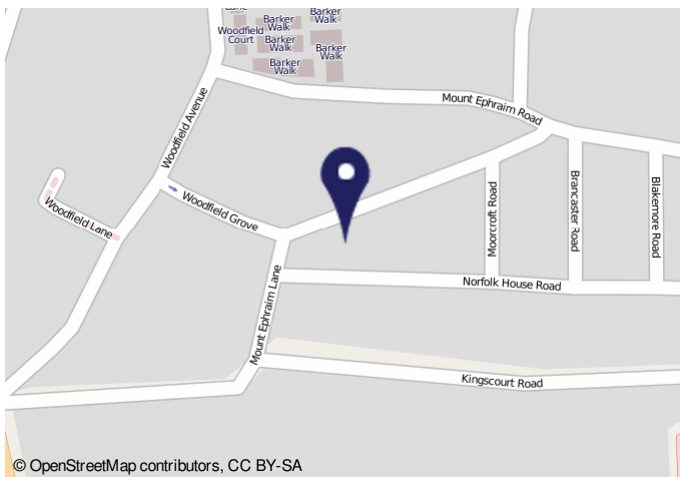
# Mount Ephram Lane

Approximate Gross Internal Area  
22.9 sq m / 246 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. (ID555752)



**Energy Performance Certificate**

Flat 4, 20, Mount Ephram Lane, LONDON, SW16 1JG  
 Dwelling type: Mid-floor flat Reference number: 0127-2863-7383-8604-6161  
 Date of assessment: 07 August 2014 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 10 August 2014 Total floor area: 47 sq m

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:** **£ 1,086**  
**Over 3 years you could save** **£ 168**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting £ 141 over 3 years	£ 105 over 3 years	You could save <b>£ 168</b> over 3 years
Heating £ 705 over 3 years	£ 537 over 3 years	
Hot Water £ 240 over 3 years	£ 243 over 3 years	
<b>Total</b> <b>£ 1,086</b>	<b>£ 818</b>	

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

**Energy Efficiency Rating**

Energy efficient - best rating	Current	Potential
Very good (A)		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.
Good (B)		
Reasonable (C)		
Below average (D)		
Very poor (F)		

**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	£ 135
2. Low energy lighting for all fixed outlets	£10	£ 30

To receive advice on practical measures you can take to reduce your energy bills, visit [www.openenergycertificate.org.uk](http://www.openenergycertificate.org.uk) or call freephone 0800 444020. The 'Green Deal' may enable you to fund a good home without and without a loan.

**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.