

## Streatham Court, Streatham SW16

Borough: Lambeth

**£1,550 pcm**

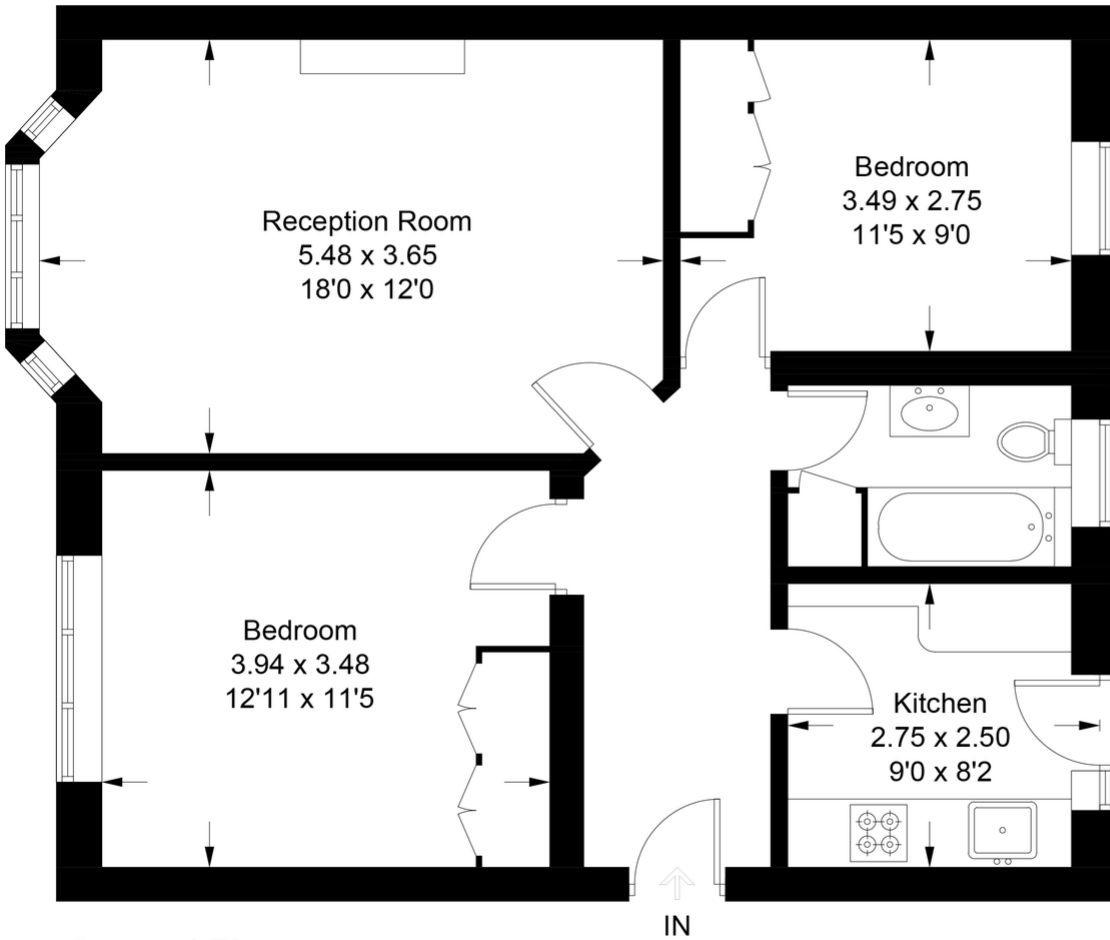
- Two double bedrooms
- Modern Kitchen



A bright and spacious two bedroom flat in a Streatham Court, just off Streatham High Road. This mansion block is set back off the High Street in a secluded position behind security gates and overlooking well kept gardens. This property comprises two double bedrooms, newly fitted kitchen with appliances, tiled bathroom and spacious living room. This property also benefits from being close to Streatham Hill station and the amenities of the high road. Available at the end of July, unfurnished.

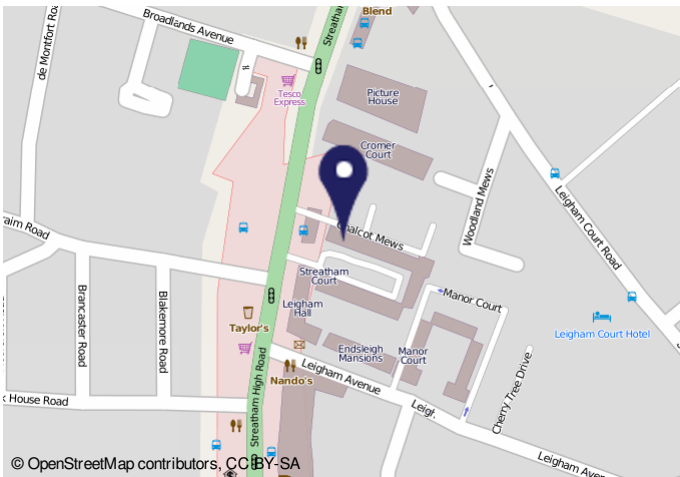
# Streatham Court

Approximate Gross Internal Area  
63.9 sq m / 688 sq ft



## Second 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. (ID568165)



Energy Performance Certificate		
Flat 5 Streatham Court, Streatham High Road, LONDON, SW16 1DL Dwelling type: Mid-floor flat Reference number: 8862-7628-0096-1202-4506 Date of assessment: 02 November 2012 Type of assessment: RdSAP existing dwelling Date of certificate: 03 November 2012 Total floor area: 62 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 installing improvement measures		
Estimated energy costs of dwelling for 3 years:		£ 2,013
Over 3 years you could save		£ 63
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 192 over 3 years	£ 116 over 3 years
Heating	£ 1,518 over 3 years	£ 1,533 over 3 years
Hot Water	£ 303 over 3 years	£ 303 over 3 years
<b>Total</b>	<b>£ 2,013</b>	<b>£ 1,952</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.		Potential future savings You could save <b>£ 63</b> over 3 years
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.	Current: 45 Potential: 65	You could save <b>£ 63</b> over 3 years
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£35	£ 36

**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.