

## Knollys Road, Streatham Hill SW16

Borough: Lambeth

**£1,400 pcm**

- Two Double Bedrooms
- Separate kitchen



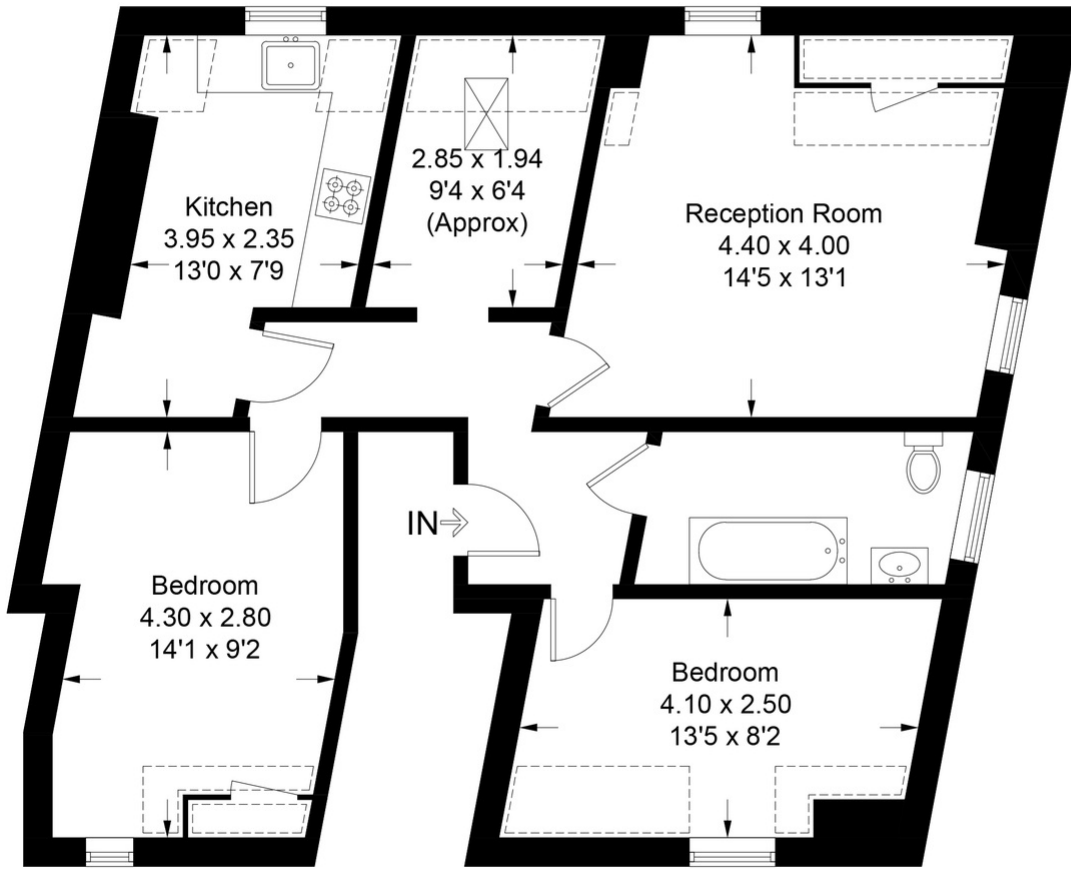
A bright two bedroom top floor flat. The property would be ideal for Two shares or a small family. The property comprises of two double bedrooms, separate kitchen, bathroom and a bright living room. Available early to mid-August, furnished.

# Knollys Road

Approximate Gross Internal Area = 60.4 sq m / 650 sq ft  
 Reduced Headroom = 10.1 sq m / 109 sq ft  
 Total = 70.5 sq m / 759 sq ft

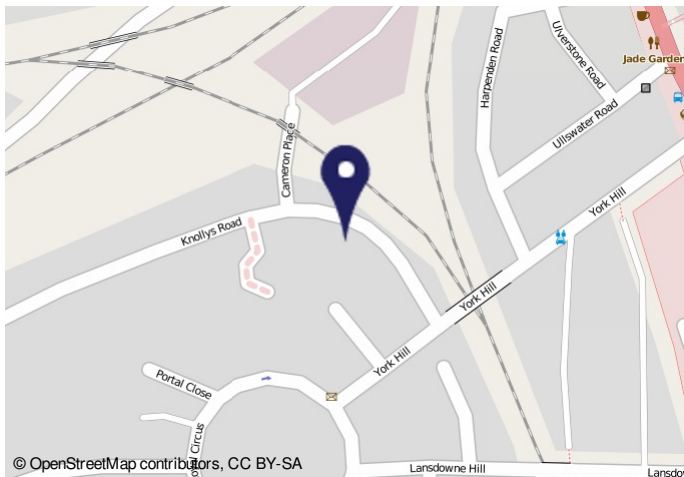



 = Reduced headroom below 1.5m / 5'0



## Third 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. (ID592194)



**Energy Performance Certificate** 

Flat F, 17b, Knollys Road, LONDON, SW16 2J5  
 Dwelling type: Top-floor flat  
 Date of assessment: 09 July 2014  
 Date of certificate: 15 July 2014  
 Reference number: 0918-0056-7223-2454-4900  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 60 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:**

Current costs	£ 2,250
Over 3 years you could save	£ 1,659

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 107 over 3 years	You could save £ 1,659 over 3 years
Heating	£ 1,728 over 3 years	£ 819 over 3 years	
Hot Water	£ 285 over 3 years	£ 205 over 3 years	
<b>Total</b>	<b>£ 2,250</b>	<b>£ 1,131</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water over 3 years based on energy used by individual households. This includes energy used for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**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.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £300	£ 200
2 Internal or external wall insulation	£4,000 - £14,000	£ 574
3 Low energy lighting for all fixed outlets	£65	£ 100

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.trustenergyadvice.org.uk](http://www.trustenergyadvice.org.uk) or call freephone 0800 444422. The Green Deal may enable you to make your home warmer and cheaper to run.

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**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.