

Milford Mews, Streatham Hill SW16

Borough: Lambeth

£1,150 pcm

- Two double bedrooms
- Modern kitchen



A beautifully presented two bedroom first floor flat in a small private development. The flat has its own front door and parking space and is in good decorative order. Nearby Streatham High Road has many shops, bars and restaurants and there are many bus routes into the city on Valley Road and Streatham Hill station is a short walk away. Available from 5th December, furnished.

Milford Mews

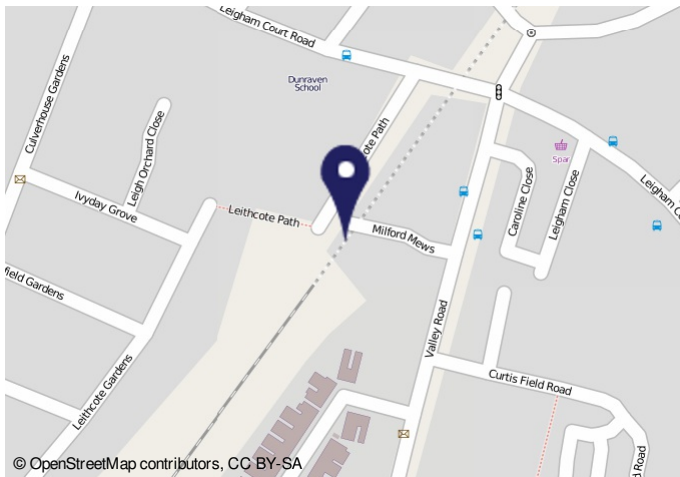
Approximate Gross Internal Area = 46.4 sq m / 499 sq ft



Ground Floor

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. (ID600444)



Energy Performance Certificate

6, Milford Mews, LONDON, SW16 2UA
 Dwelling type: Top-floor flat
 Date of assessment: 17 August 2012
 Date of certificate: 18 August 2012
 Reference number: 0051-2813-7380-6062-2561
 Type of assessment: RdSAP existing dwelling
 Total floor area: 43 m²

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 | £ 1,563 | Potential costs | £ 1,563 |
| Over 3 years you could save | £ 630 | Over 3 years you could save | £ 630 |

Estimated energy costs of this home

| Category | Current costs | Potential costs | Potential future savings |
|--------------|--------------------|--------------------|--------------------------|
| Lighting | £ 156 over 3 years | £ 96 over 3 years | £ 60 |
| Heating | £ 954 over 3 years | £ 482 over 3 years | £ 472 |
| Hot Water | £ 353 over 3 years | £ 291 over 3 years | £ 62 |
| Total | £ 1,563 | £ 873 | £ 630 |

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot 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

The graph shows the current energy efficiency of your home. The highest 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 shown 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 | £ 15 |
| 2. Cavity wall insulation | £500 - £1,500 | £ 153 |
| 3. Add additional hot water jacket to hot water cylinder | £15 - £30 | £ 27 |

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.openenergycouncil.org.uk or call freephone 0800 444212. The Green Deal may enable you to fund your home without debt through 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.