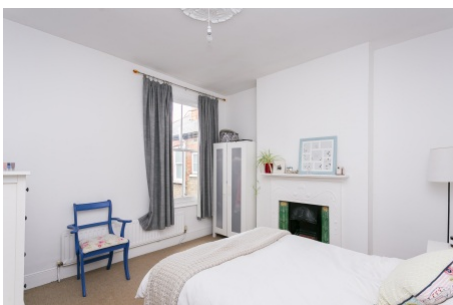


## Harborough Road, Streatham SW16

Borough: Lambeth

**£2,000 pcm**

- Three bedroom maisonette
- Top floor



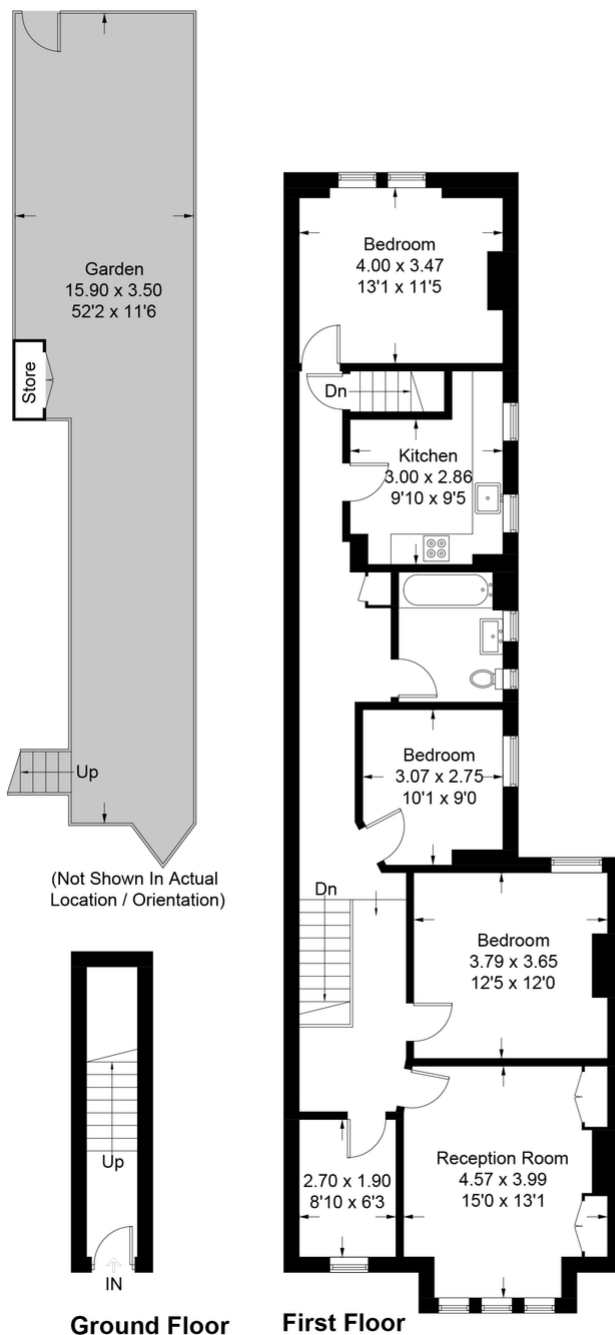
A spacious and bright, three bedroom, top floor maisonette on Harborough Road. This property comprises a large reception room, three double bedrooms, modern tiled bathroom and a kitchen fitted with appliances. The property also benefits from a small study room and direct access to a private garden. Ideally suited to a family or professional sharers. Harborough Road is located within close proximity to Streatham and Streatham Hill BR and the local amenities of Streatham High Road. Available now, unfurnished. Suitable for a couple, two friends sharing or a small family.

Rent (£2,000pcm), 5 week security Deposit (£2,305.00), 12 month tenancy. Council tax band D, Lambeth.

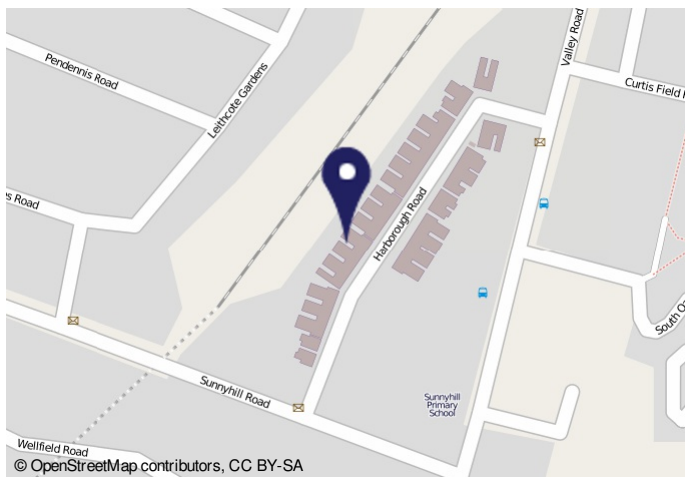
# Harborough Road



Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft



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. (ID602643)



**Energy Performance Certificate**

112, Harborough Road, LONDON, SW16 2XW  
 Dwelling type: Top-floor maisonette  
 Date of assessment: 14 March 2017  
 Date of certificate: 14 March 2017  
 Reference number: 8463-7427-2440-2024-9992  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 105 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:**  
 Over 3 years you could save **£ 1,863**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	Current cost: £ 282 over 3 years	£ 210 over 3 years	You could save <b>£ 1,863</b> over 3 years
Heating	£ 3,507 over 3 years	£ 1,848 over 3 years	
Hot Water	£ 279 over 3 years	£ 246 over 3 years	
<b>Total</b>	<b>£ 4,167</b>	<b>£ 2,304</b>	

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

**Energy Efficiency Rating**

Energy efficient: see energy costs  
 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	£ 150
2. Internal or external wall insulation	£4,000 - £14,000	£ 1,000
3. Draught-proofing	£80 - £120	£ 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.tripowerenergyadvice.org.uk](http://www.tripowerenergyadvice.org.uk) or call freephone 0844 444212. The Green Deal may enable you to fund your home without any upfront cost.

Page 1 of 4

**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.