

Madeira Road, Streatham SW16

Borough: Lambeth

£1,300 pcm

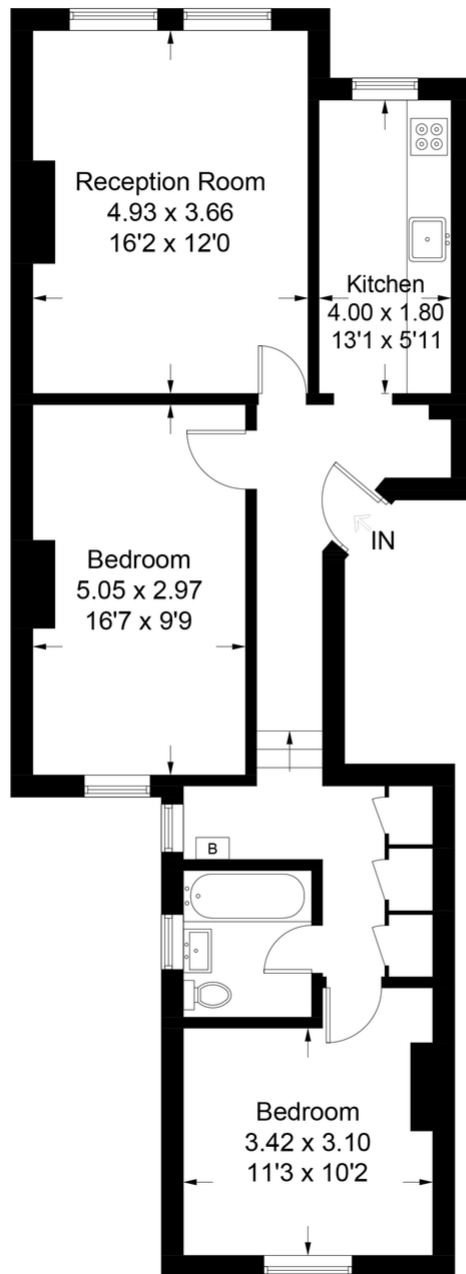
- Two double bedrooms
- First floor flat



A spacious and bright two bedroom flat in a converted period house. The property is laid out over two levels and comprises a large reception room, two large double bedrooms, a kitchen fitted with appliances and a modern tiled bathroom. Madeira Road is a lovely residential street in very close proximity to Streatham station with access to the excellent Thameslink line, the amenities of the Hub development and the ever-improving array of shops, bars and restaurants of Streatham High Road. Available soon, furnished.

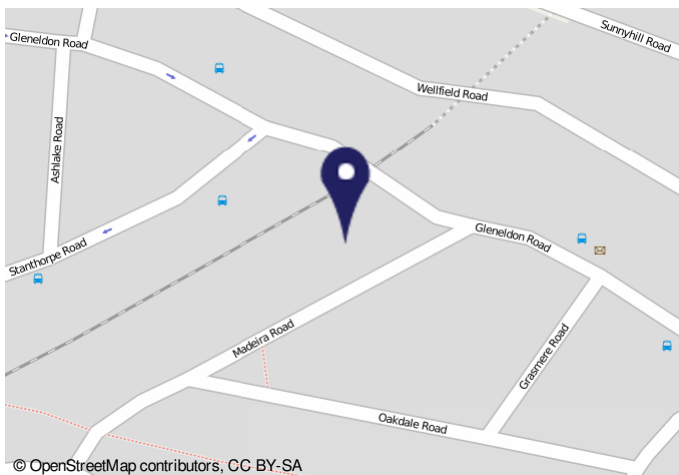
Madeira Road

Approximate Gross Internal Area = 71.5 sq m / 770 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. (ID603015)



Energy Performance Certificate

First Floor Flat, 6 Madeira Road, LONDON, SW16 2DF

Dwelling type: Mid-floor flat Reference number: 9918-0967-6278-5321-7904
 Date of assessment: 19 November 2019 Type of assessment: RdSAP existing dwelling
 Date of certificate: 19 November 2019 Total floor area: 67 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: **£ 1,941**
 Over 3 years you could save **£ 750**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 162 over 3 years	You could save £ 750 over 3 years
Heating	£ 1,498 over 3 years	£ 741 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Total	£ 1,941	£ 1,189	

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 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. Internal or external wall insulation	£4,000 - £14,000	£ 600
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 150

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergytips.org or call freephone 0800 444020. The Energy Doctor may enable you to make a post home survey and check-up visit.

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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.