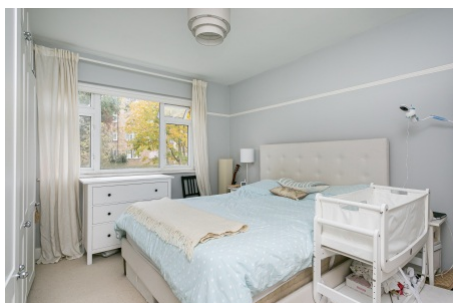


Woodleigh Gardens, Streatham SW16

Borough: Lambeth

£1,800 pcm

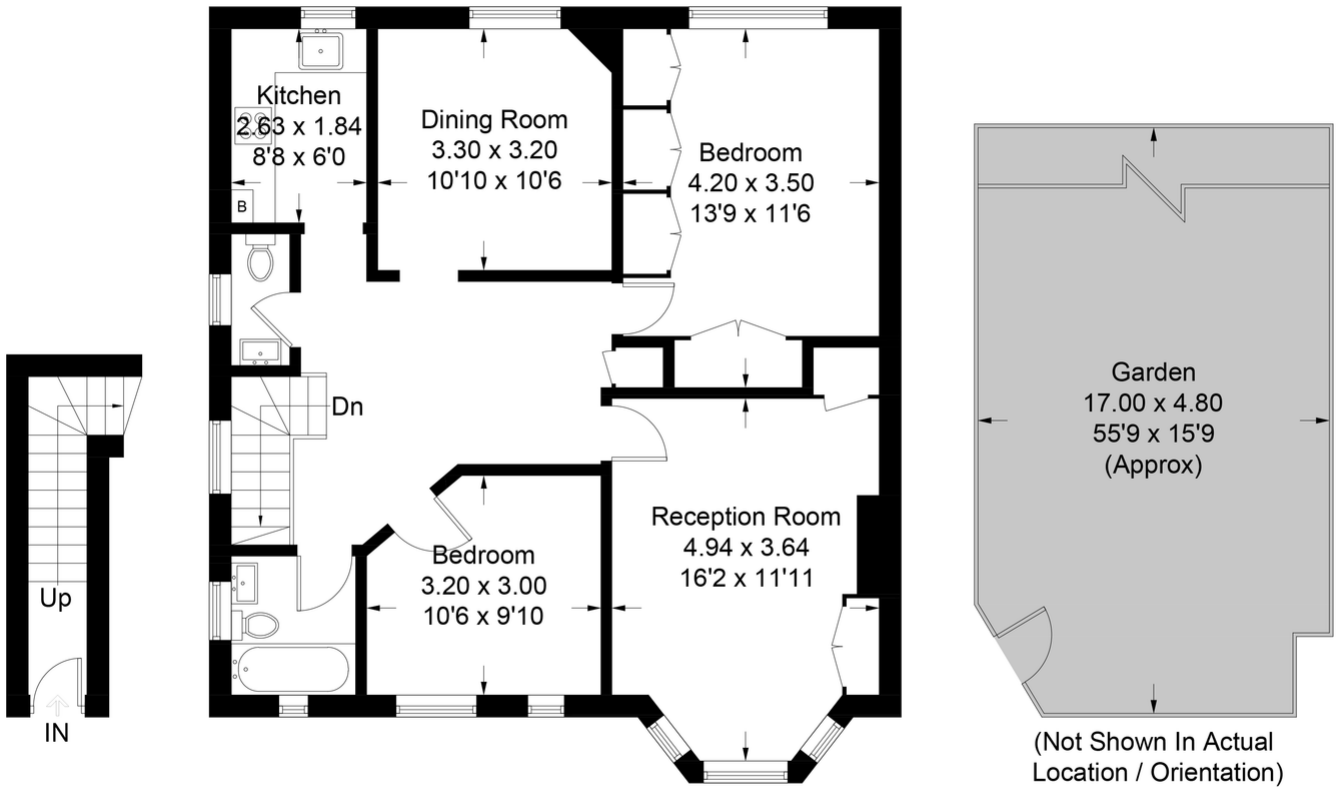
- Three bedroom maisonette
- First floor



A large and bright maisonette on Woodleigh Gardens. This first floor property comprises of three large double bedrooms, a bright reception room with bay window, modern tiled bathroom and kitchen. Additional benefits include separate W/C, private garden and private front door. Woodleigh Gardens is conveniently located just off Streatham High Road with many local bars, shops and restaurants. There are numerous bus routes on the High Road giving direct access into central London and Brixton (for the Victoria Line). Available beginning of December, unfurnished.

Woodleigh Gardens

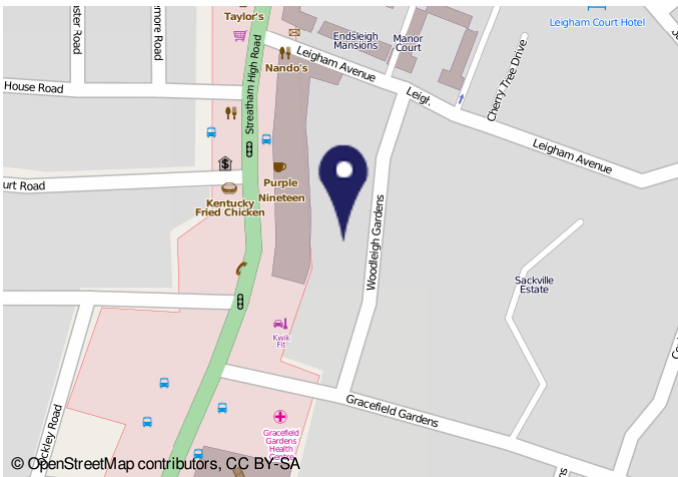
Approximate Gross Internal Area = 82.3 sq m / 886 sq ft



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. (ID604380)



Energy Performance Certificate		
44, Woodleigh Gardens, LONDON, SW16 2ST		
Dwelling type:	Top-floor residential	Reference number: 8256-2800-4483-8621-4971
Date of assessment:	20 November 2019	Type of assessment: RdSAP existing dwelling
Date of certificate:	03 December 2019	Total floor area: 73 m ²
Use this document to:		
<ul style="list-style-type: none"> 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:		£ 1,593
Over 3 years you could save		£ 282
Estimated energy costs of this home		
Lighting	Current costs: £ 177 over 3 years	Potential costs: £ 177 over 3 years
Heating	Current costs: £ 1,083 over 3 years	Potential costs: £ 801 over 3 years
Hot Water	Current costs: £ 293 over 3 years	Potential costs: £ 243 over 3 years
Total	£ 1,553	£ 1,221
You could save £ 332 over 3 years		
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.		
Energy Efficiency Rating		
Energy efficient: lower energy costs	Current: G	Potential: C
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 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. Internal or external wall insulation	£4,000 - £14,000	£ 282
To receive advice on what measures you can take to reduce your energy bills, visit www.energyguidance.org.uk or call Response 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.		

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.