

Knollys Road, Streatham SW16

Borough:

£2,850 pcm

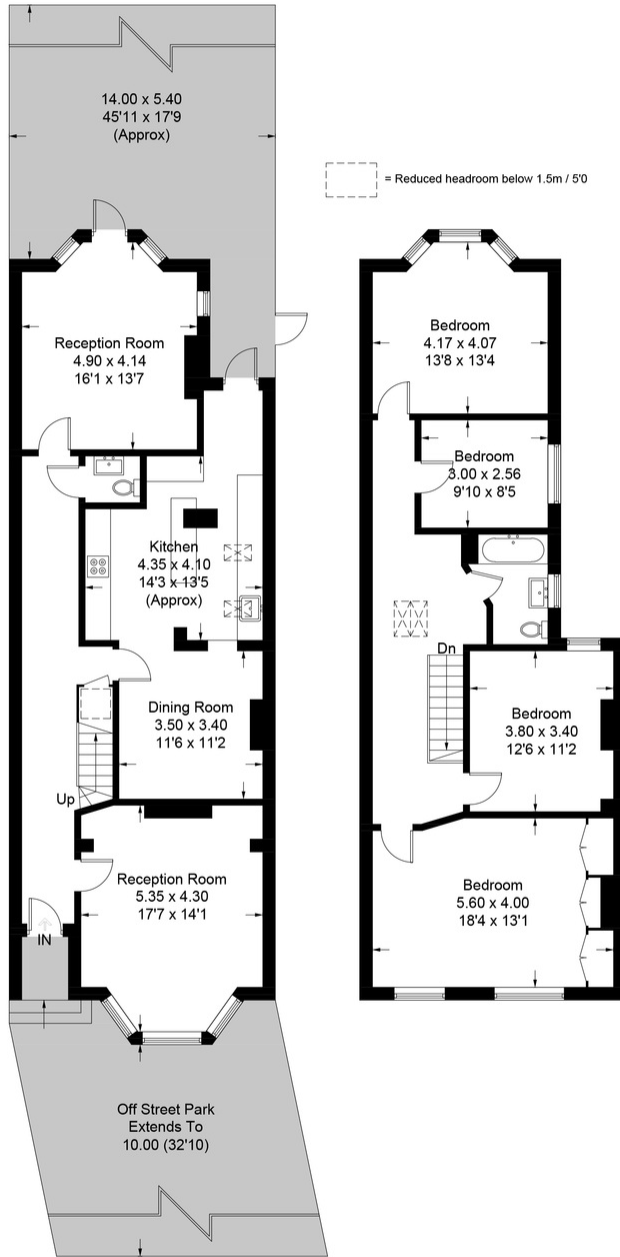
- Four double bedrooms
- Huge eat in kitchen



A truly stunning four double bedroom house, finished to a very high standard, in immaculate condition throughout. The property comprises of two large reception rooms, large modern eat-in kitchen, four double bedrooms, stunning bathroom, large garden, and private parking. Available end of January.

Knolly's Road

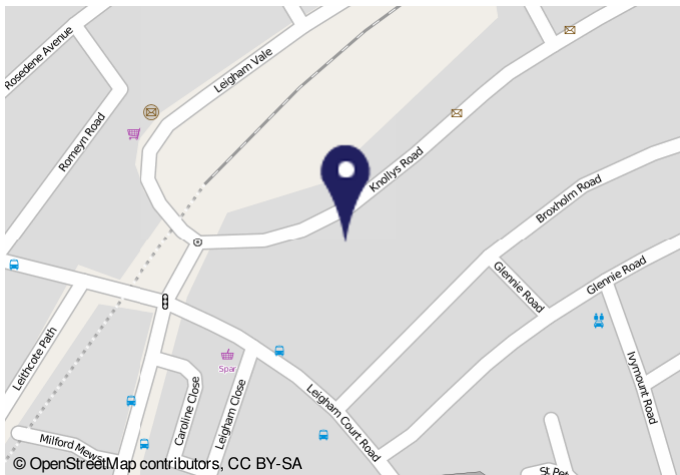
Approximate Gross Internal Area = 177.2 sq m / 1908 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 177.8 sq m / 1914 sq ft



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. (ID609294)



Energy Performance Certificate

Address: 8, Knolly's Road, LONDON, SW16 2ZJ
 Dwelling type: Semi-detached house
 Date of assessment: 13-Apr-2011
 Date of certificate: 13-Apr-2011
 Reference number: 0181-2807-0348-9008-0030
 Type of assessment: RPEQP - existing dwelling
 Total floor area: 179 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

England & Wales 2008-10-01
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Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	254 kWh/m ² per year	224 kWh/m ² per year
Carbon dioxide emissions	7.3 tonnes per year	6.5 tonnes per year
Lighting	£108 per year	£90 per year
Heating	£1102 per year	£750 per year
Hot water	£142 per year	£42 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised rating conditions (heating systems, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Go to [www.eepc.org.uk](#) to identify the most energy efficient products on the market and to see how to improve your home's energy efficiency.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on financial support and energy efficiency products.

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.