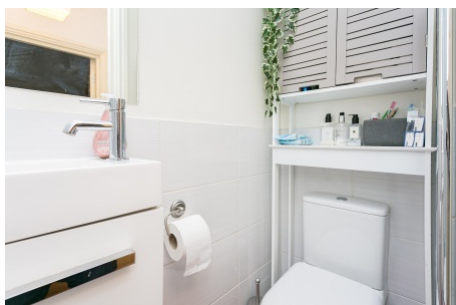


Farnan Road, Streatham SW16

Borough:

£1,150 pcm

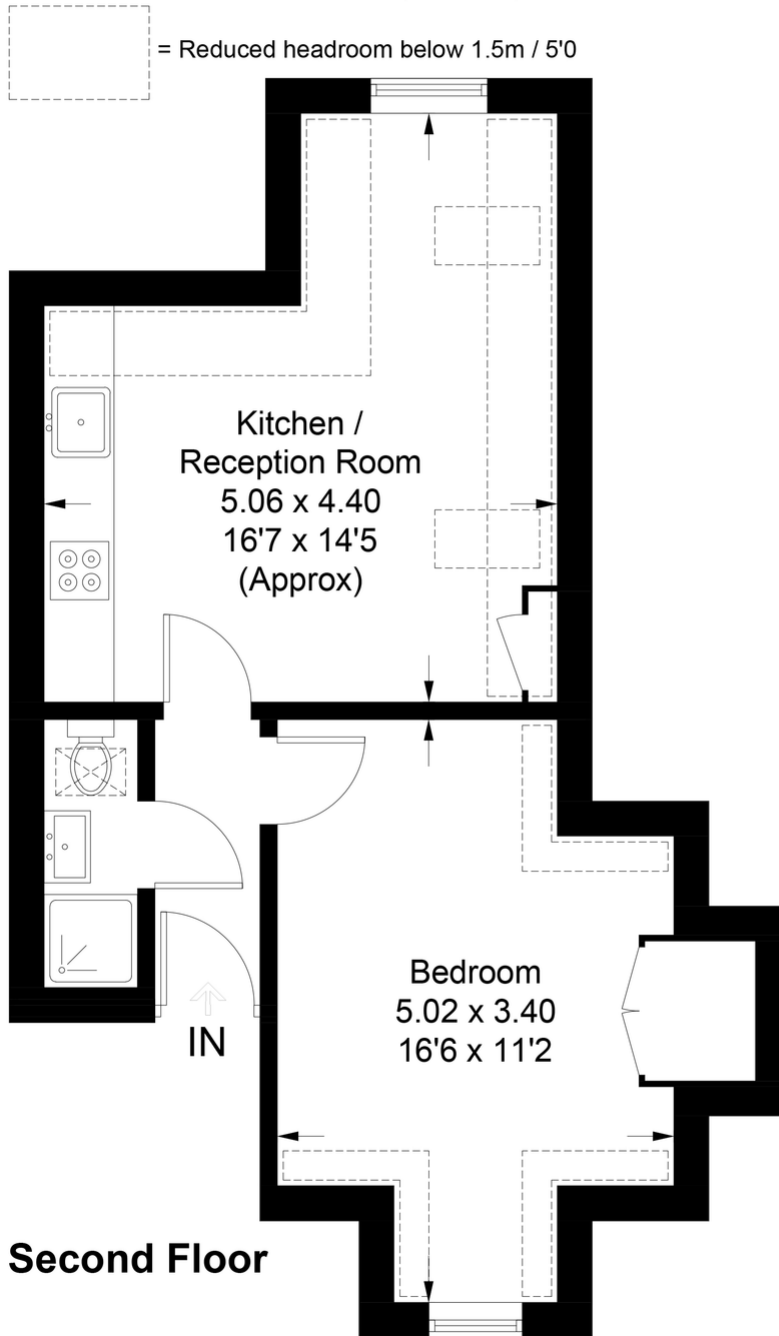
- Top floor on bedroom flat
- Modern Kitchen



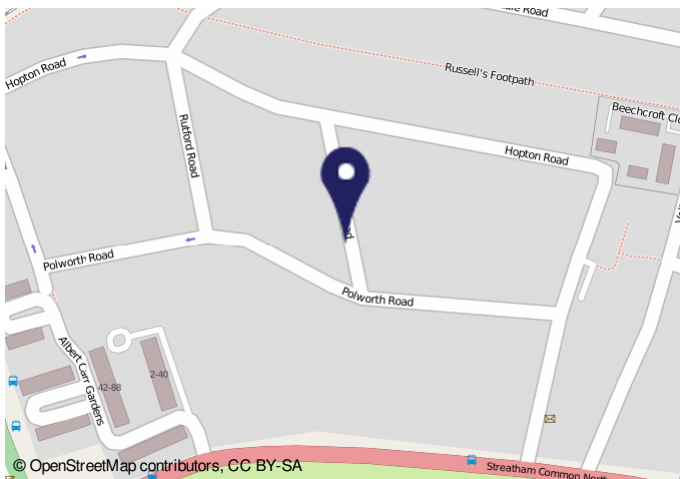
A lovely bright top floor one bedroom flat situated on a residential street close to transport links. The property comprises of open plan kitchen living room, large double bedroom, modern shower room. Available early February.

Farnan Road

Approximate Gross Internal Area = 31 sq m / 334 sq ft
 Reduced Headroom = 7.8 sq m / 84 sq ft
 Total = 38.8 sq m / 418 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. (ID617306)



Energy Performance Certificate			
Flat D, 2 Farnan Road, LONDON, SW16 2EX Dwelling type: Top floor flat Date of assessment: 01 May 2013 Date of certificate: 01 May 2013		Reference number: 8687-7625-0220-3725-0602 Type of assessment: RdSAP existing dwelling Total floor area: 37 sq m	
Use this document to: * Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years			£ 1,481
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 84 over 3 years	
Heating	£ 1,189 over 3 years	£ 1,189 over 3 years	Not applicable
Hot water	£ 188 over 3 years	£ 188 over 3 years	
Totals	£ 1,461	£ 1,461	
These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. This includes energy use for rating appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
A B C D E F G H I J K	Current: G Potential: D	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.	

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.