

Sternhold Avenue, Streatham Hill sw2

Borough: Lambeth

£1,400 pcm

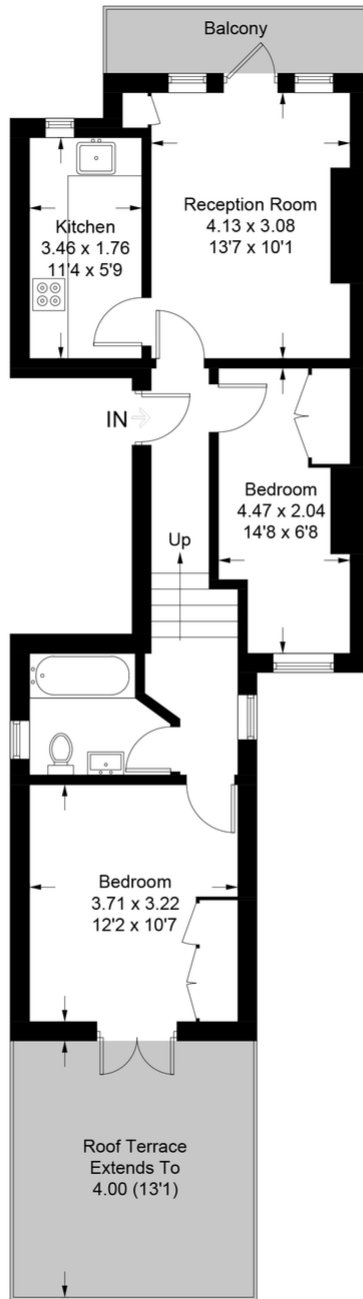
- Two Bedroom Apartment
- Separate Kitchen



A two bedroom (one double, one single), first floor flat, with private balcony and terrace. This flat comes unfurnished, albeit both bedrooms have built-in wardrobes, and will be available mid-March. This apartment is neutrally decorated throughout and is within close proximity to both Streatham Hill BR and Balham.

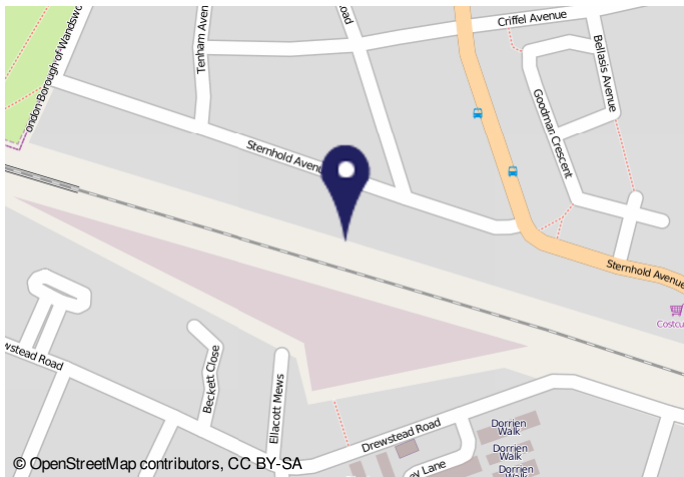
Sternhold Avenue

Approximate Gross Internal Area = 53.1 sq m / 571 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. (ID623774)



Energy Performance Certificate

Flat 2, 117 Sternhold Avenue, LONDON, SW2 4PP
 Dwelling type: Mid-floor flat
 Date of assessment: 19 December 2012
 Date of certificate: 19 December 2012
 Reference number: 9477-2821-6520-8962-2531
 Type of assessment: RdSAP existing dwelling
 Total floor area: 57 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:

Current costs	£ 1,638
Potential costs	£ 777
Over 3 years you could save	£ 861

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 102 over 3 years	
Heating	£ 1,288 over 3 years	£ 777 over 3 years	
Hot Water	£ 209 over 3 years	£ 216 over 3 years	
Total	£ 1,638	£ 895	You could save £ 861 over 3 years

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 efficiency class (rating)	Current	Potential
A		
B		
C		
D		
E		
F		
G		

The graph shows the current energy efficiency of your home. The highest 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	£ 218
2 Draught proofing	£80 - £120	£ 24
3 Low energy lighting for all fixed outlets	£15	£ 33

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.stromenergyadvice.org.uk or call freephone 0844 444212. The Green Deal may enable you to fund your home without any upfront fee to you.

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.