

## Woodland Mews, Streatham Hill SW16

Borough: Lambeth

**£3,000 pcm**

- Four double bedroom house
- Two bathrooms



This end of terrace town house is located within close proximity to Streatham Hill BR and local amenities on Streatham High Road. Arranged over three floors this house comprises; living room, separate kitchen, downstairs WC and private garden, four double bedrooms one with an en-suite shower room and family bathroom. Additional benefits include, neutral décor, ample storage and a parking space. Available immediately, part-furnished. Suitable for maximum of four sharers.

Rent (£3,000pcm), 5 week security Deposit (£3,460.00), 12 month tenancy. Council tax band F, Lambeth.

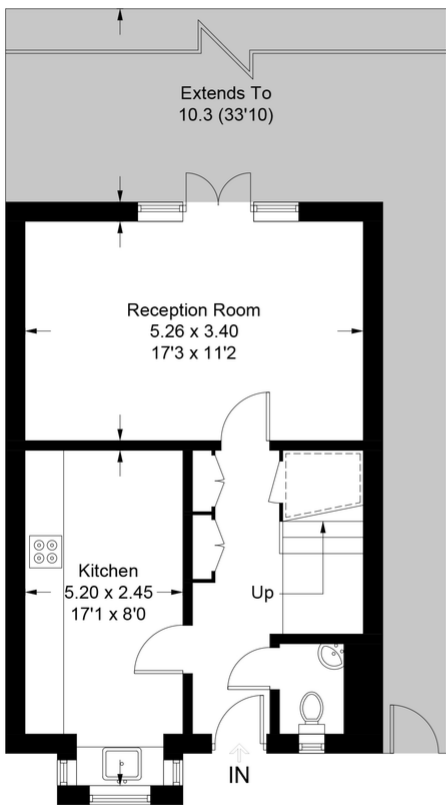
# Woodland Mews

Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft

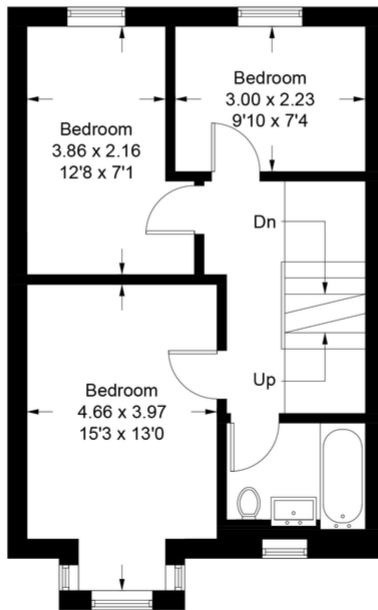
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 12.9 sq m / 139 sq ft

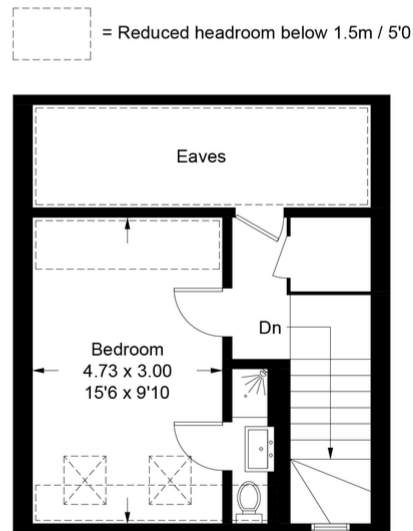
Total = 120 sq m / 1292 sq ft



Ground Floor

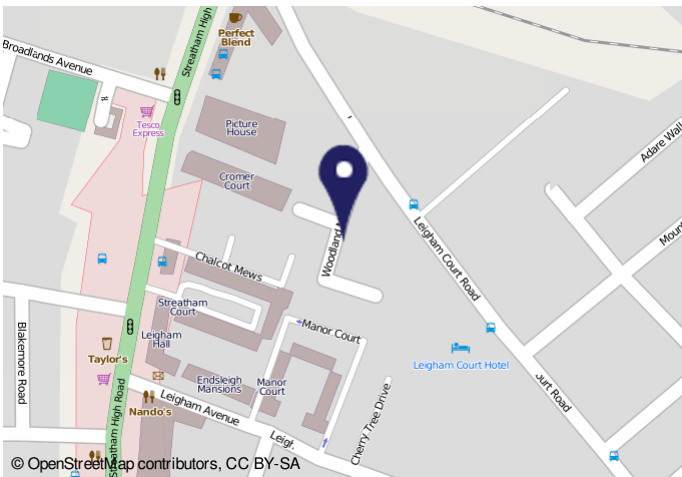


First Floor



Second 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. (ID709497)



**Energy Performance Certificate**

6, Woodland Mews, LONDON, SW16 2AG  
 Dwelling type: end terrace house  
 Date of assessment: 26 July 2019  
 Date of certificate: 01 August 2019

Reference number: 8821-7823-3810-8466-3522  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 116 m<sup>2</sup>

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 making improvement measures

**Estimated energy costs of dwelling for 3 years:**

Current costs	Potential costs	Potential future savings
Over 3 years you could save	Over 3 years you could save	Over 3 years you could save
£ 1,818	£ 1,972	£ 156

**Estimated energy costs of this home**

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 1,312 over 3 years	£ 1,312 over 3 years	
Hot Water	£ 295 over 3 years	£ 219 over 3 years	£ 76
<b>Total</b>	<b>£ 1,818</b>	<b>£ 1,972</b>	<b>£ 156</b>

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**

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 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. Solar water heating	£4,000 - £8,000	£ 26
2. Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 957

To receive advice on official measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444022. The 'Green Deal' may enable you to make a good 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.