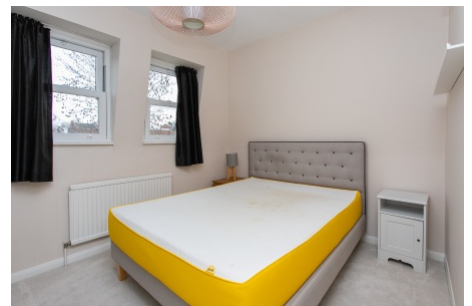


## Pinfold Road, Streatham SW16

Borough: Lambeth

**£1,700 pcm**

- Two Double Bedrooms
- Furnished



A very smart and particularly spacious two double bedroom top floor flat in a converted period house. The accommodation has large rooms, eat-in kitchen with utility room, loft storage and lots of natural light. The property is located on a quiet residential road just off the high road where there are shops, bars and restaurants. Both Streatham and Streatham Hill stations are a short walk away and there are many bus routes into the city centre. This flat comes furnished and is available from 3rd July.

Rent (£1,700pcm), 5 week security Deposit (£1,960.00). 12 month tenancy. Council tax band C, Lambeth.

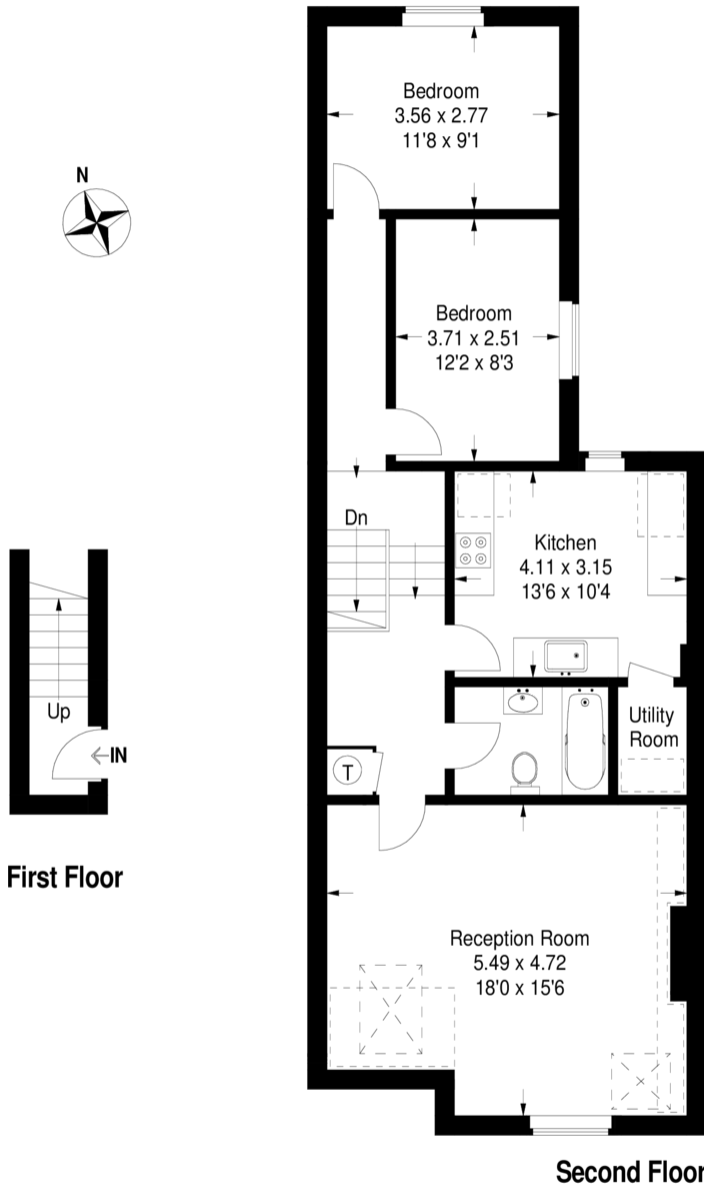
# Pinfold Road

Approximate Gross Internal Area (Excluding Reduced Headroom)

74.1 sq m / 798 sq ft

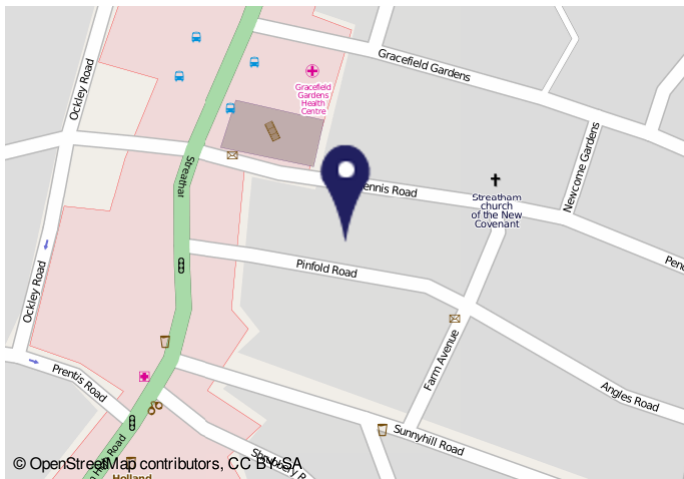
Reduced Headroom = 6.3 sq m / 68 sq ft

Total = 80.4 sq m / 865 sq ft



= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID115523)



**Energy Performance Certificate**

Top Floor Flat, 12 Pinfold Road, LONDON, SW16 2BN  
 Dwelling type: Top-floor flat  
 Date of assessment: 15 July 2014  
 Date of certificate: 15 July 2014  
 Reference number: 9258-9266-7243-2254-6944  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 76 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:** **£ 3,201**  
 Over 3 years you could save **£ 1,395**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 215 over 3 years	£ 160 over 3 years	You could save <b>£ 1,395</b> over 3 years
Heating	£ 2,454 over 3 years	£ 1,275 over 3 years	
Hot Water	£ 534 over 3 years	£ 381 over 3 years	
<b>Total</b>	<b>£ 3,201</b>	<b>£ 1,816</b>	

**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 potential rating shows the effect of undertaking the recommended measures in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings available with Green Deal
1 Flat roof insulation	£800 - £1,000	£ 372
2 Internal or external wall insulation	£4,000 - £14,000	£ 467
3 Low energy lighting for all fixed outlets	£15	£ 51

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0800 123 1234 (not available on mobile). The Green Deal from which you make your home warmer and cheaper to run all included costs.

**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.