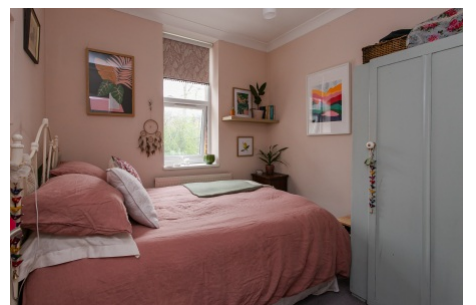


90-91 Leigham Vale, Tulse Hill SW16

Borough: Lambeth

£1,100 pcm

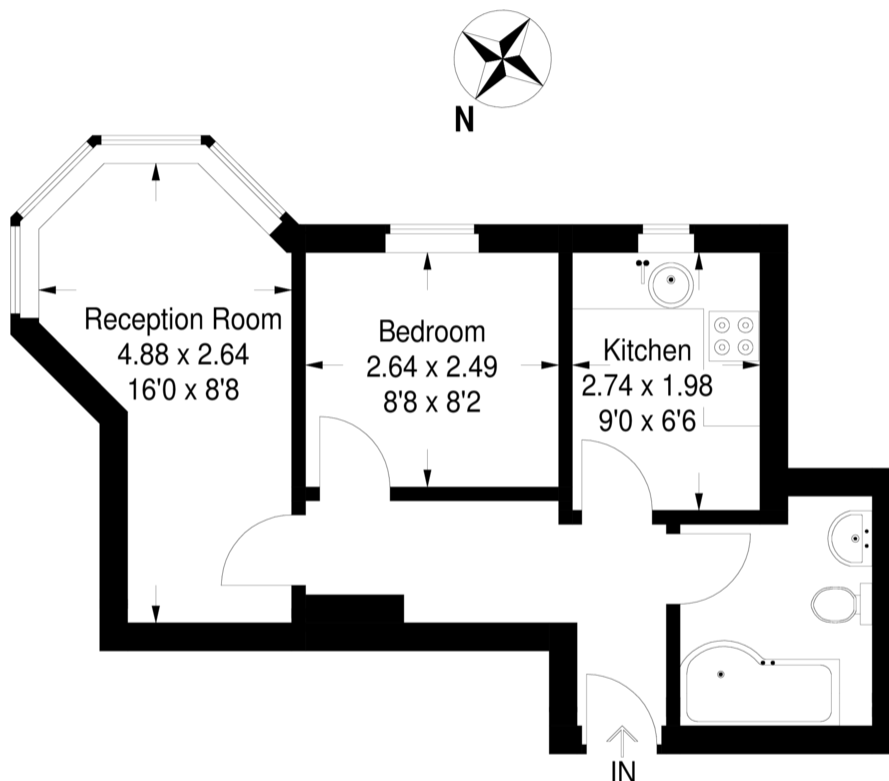
- **Lovely one bedroom flat**
- **Very close to Tulse Hill station**



A lovely and bright one bedroom conversion flat a short walk from Tulse Hill station and the amenities of Streatham Hill. The property is presented in excellent order throughout and comprises of: one double bedroom, modern bathroom and kitchen, and excellent reception room with stunning window that forms part of the buildings turret. Broadband provided at additional cost of £20 per calendar month. This flat comes furnished, and is available now.

Leigham Vale

Approximate Gross Internal Area
34.9 sq m / 376 sq ft



First Floor

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. (ID133295)



Energy Performance Certificate																					
<p>Flat 3 90-91 Leigham Vale LONDON SW16 2JG</p>		<p>Dwelling type: Mid-floor flat Date of certificate: 08 June 2009 Date of assessment: 04 June 2009 Reference number: 018-0205-6460-0001-0391 Total floor area: 31 sqm</p>																			
<p>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.</p>																					
<p>Energy Efficiency Rating</p> <p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.</p>		<p>Environmental Impact Rating (CO₂)</p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>																			
<p>England & Wales</p>		<p>England & Wales</p>																			
<p>Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home</p> <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>398 kWh/m² per year</td> <td>340 kWh/m² per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>2.0 tonnes per year</td> <td>1.8 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£52 per year</td> <td>£15 per year</td> </tr> <tr> <td>Heating</td> <td>£262 per year</td> <td>£208 per year</td> </tr> <tr> <td>Hot water</td> <td>£63 per year</td> <td>£50 per year</td> </tr> </tbody> </table> <p>Based on standardized assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. Fuel costs only. Not accurate. Use of energy efficient lighting, heating and hot water to this home will reduce the cost of providing these services. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.</p>					Current	Potential	Energy use	398 kWh/m ² per year	340 kWh/m ² per year	Carbon dioxide emissions	2.0 tonnes per year	1.8 tonnes per year	Lighting	£52 per year	£15 per year	Heating	£262 per year	£208 per year	Hot water	£63 per year	£50 per year
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<p>To see how this home can achieve its potential rating please see the recommended measures.</p>																					
<p>This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance. For advice on how to save money and to find out about others available to help make your home more energy efficient call 0800 512 212 or visit www.energysavingtrust.org.uk/home</p>																					

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.