

Norfolk House Road, Streatham Hill SW16

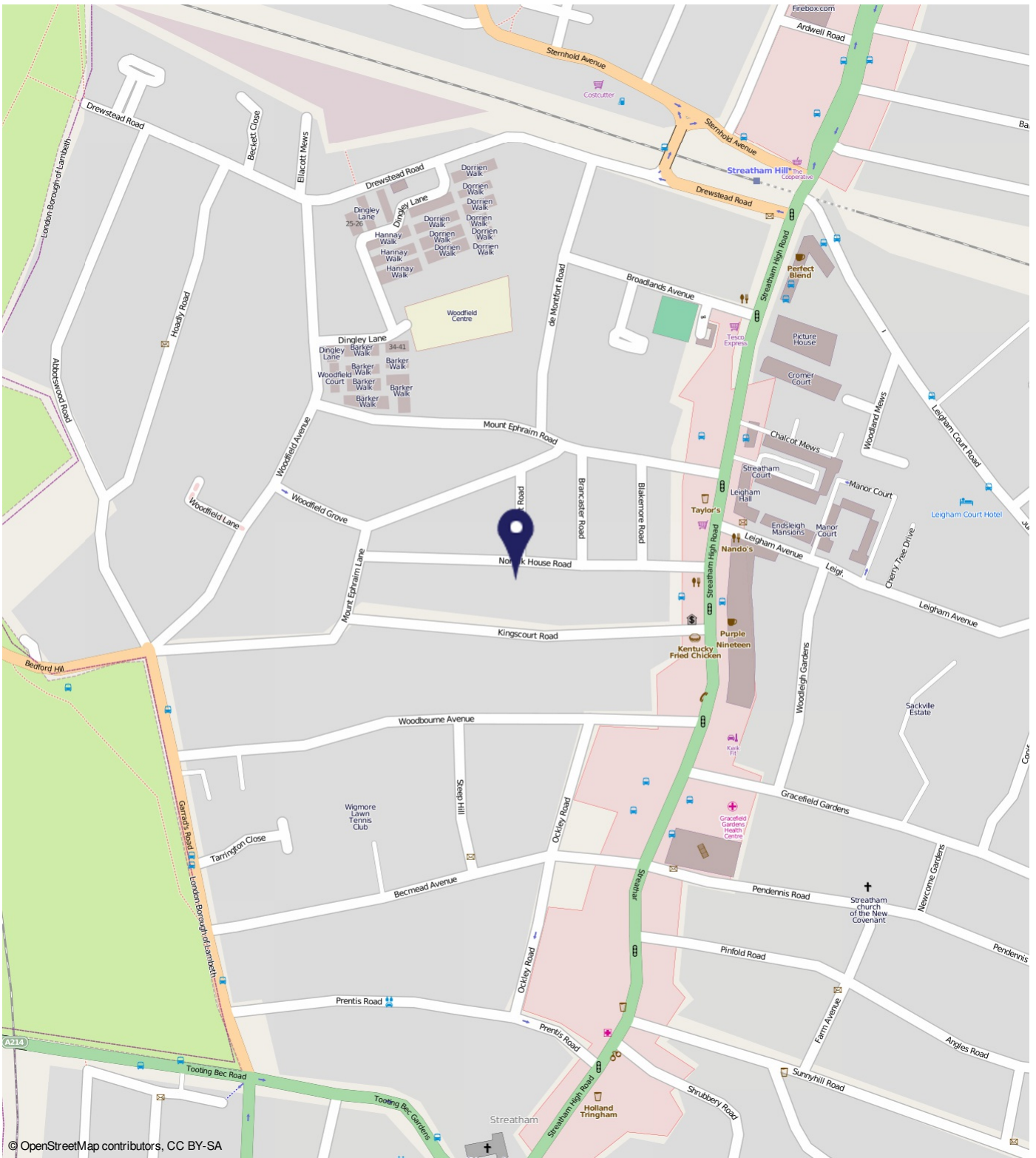
Borough: Lambeth

£1,550 pcm

- Stunning one bedroom flat
- Immaculately presented



A stunning one bedroom garden flat to rent on Norfolk House Road. Immaculately presented throughout, the accommodation offers; large living room with feature fireplace and square bay window, modern fitted kitchen/breakfast room with inbuilt appliances including a dishwasher, stable door access onto a well maintained and private rear garden, tiled shower room and master bedroom with secondary access onto the garden. The property has recently been redecorated throughout. The property is located within close proximity to Streatham Hill BR and local amenities of the high street. Available from 18th June, furnished.



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Distances

- To Streatham Hill Rail Station 0.3 miles
- To Streatham Rail Station 0.6 miles
- To Balham Underground Station 1.1 miles
- To Balham Rail Station 1.1 miles

Energy Performance Certificate

Ground Floor Flat, 38 Norfolk House Road, LONDON, SW16 5JH

Dwelling type:	Ground floor flat	Reference number:	8494-7021-2180-2961-0902
Date of assessment:	19 September 2014	Type of assessment:	RiSAP, existing dwelling
Date of certificate:	20 September 2014	Total floor area:	50 m ²

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:		£ 8,336
Over 3 years you could save:		£ 528

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 110 over 3 years	<div style="border: 1px solid green; padding: 2px; display: inline-block;"> You could save £ 528 over 3 years </div>
Heating	£ 1,362 over 3 years	£ 927 over 3 years	
Hot Water	£ 267 over 3 years	£ 216 over 3 years	
Total		£ 1,836	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The excluded energy use for heating appliances like TVs, computers and cookers, and any electricity generated by regeneration.

Energy Efficiency Rating

Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		

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 recommendations in page 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 over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 467	Yes
2 Low energy lighting for all fixed outlets	£35	£ 84	Yes

To find out more about this certificate and the measures and recommendations that you could take to save money and cut your energy bills, visit the Energy Performance Certificate website: www.direct.gov.uk/en/energy or call 0800 123 1234 (textphone 0800 1234567). This Green Deal must show you to make your home warmer and cheaper to run in the long term.

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.