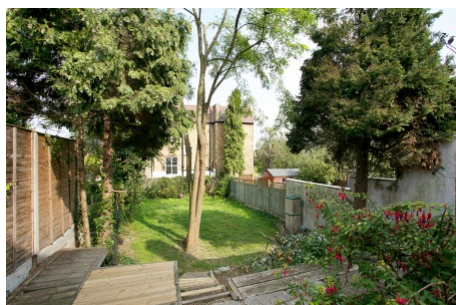


Becmead Avenue, Streatham SW16

Borough: Lambeth

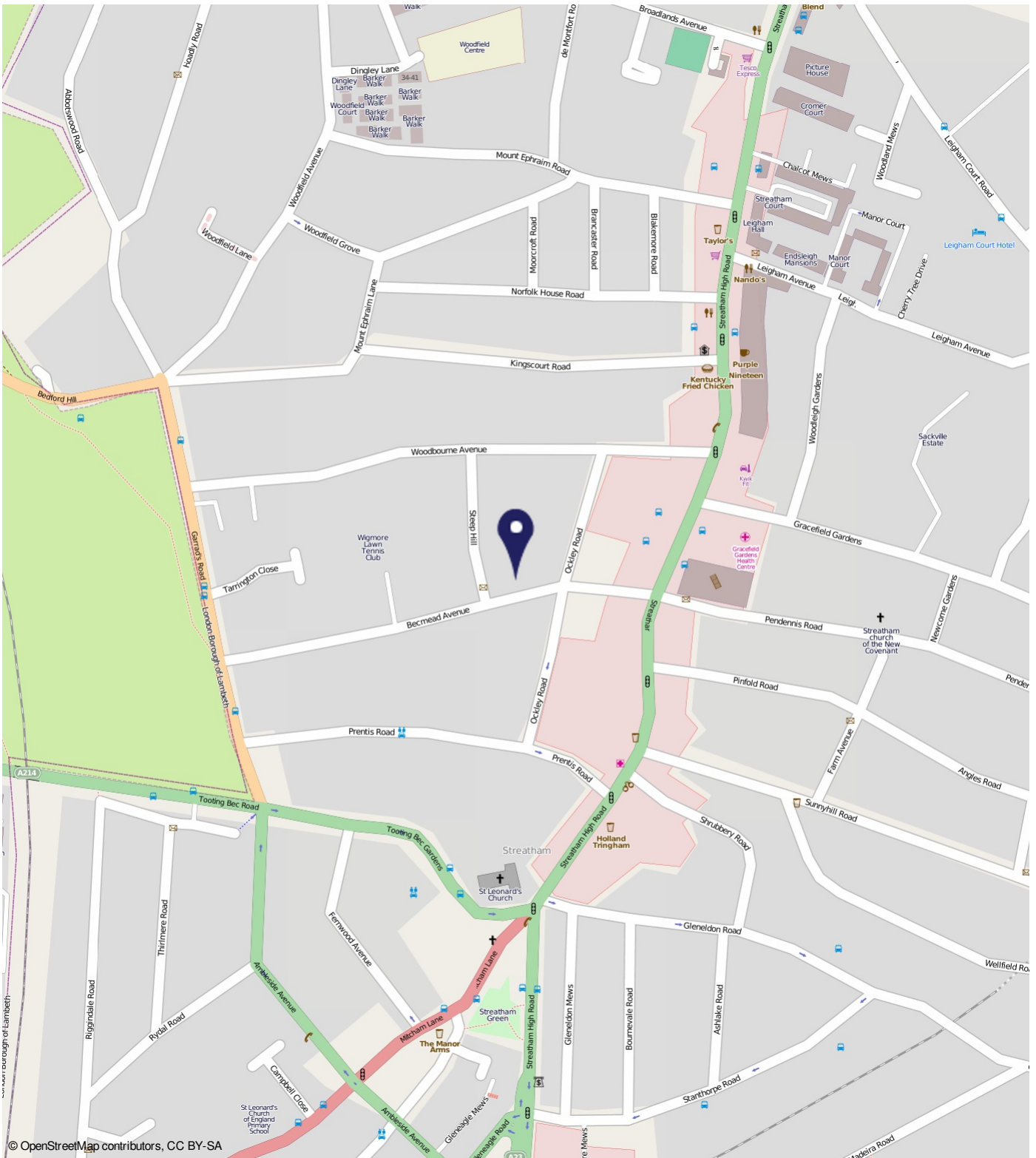
Offers in excess of £1,750 pcm

- Two double bedroom flat
- Large private garden



A large and newly redecorated two double bedroom flat to rent on Becmead Avenue. The property has a large private garden and it comprises; two reception rooms, two large double bedrooms, separate kitchen with appliances and tiled bathroom. Both Streatham and Streatham Hill stations are within close proximity and the high street is at the top of the road. In addition the property has shared off-street parking. Available now, unfurnished. Suitable for a couple, two professional sharers or a small family.

Rent (£1,750pcm), 5 week security Deposit (£2,015.00), 12 month tenancy. Council tax band D, Lambeth.



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Becmead Avenue, Streatham SW16

Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.5 miles
- To Streatham Common Rail Station 0.9 miles
- To Balham Underground Station 1.2 miles
- To Balham Rail Station 1.2 miles

Energy Performance Certificate

Ground Floor Flat, 21 Becmead Avenue, LONDON, SW16 1UN
 Dwelling type: Ground floor flat Reference number: 0316-3067-7271-2374-4910
 Date of assessment: 09 September 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 10 September 2014 Total floor area: 60 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: **£ 3,513**
 Over 3 years you could save **£ 1,561**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	You could save
Lighting	£ 225 over 3 years	£ 165 over 3 years
Heating	£ 3,028 over 3 years	£ 1,503 over 3 years
Hot Water	£ 260 over 3 years	£ 204 over 3 years
Total	£ 3,513	£ 1,872

These figures show how much the average household would spend in this property for heating, lighting and hot water. The electricity energy use for heating appliances like TVs, computers and cookers, and any 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 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 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. Flat roof insulation	£300 - £1,000	£ 189	Yes
2. Internal or external wall insulation	£4,000 - £14,000	£ 1,038	Yes
3. Floor insulation	£300 - £1,200	£ 206	Yes

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 or call 0800 123 1234 (textphone relayed text). The Green Deal only allows you to make your home warmer and cheaper to run at no up-front cost.

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 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.