

Campbell Close, Streatham SW16

Borough: Lambeth

£1,450 pcm

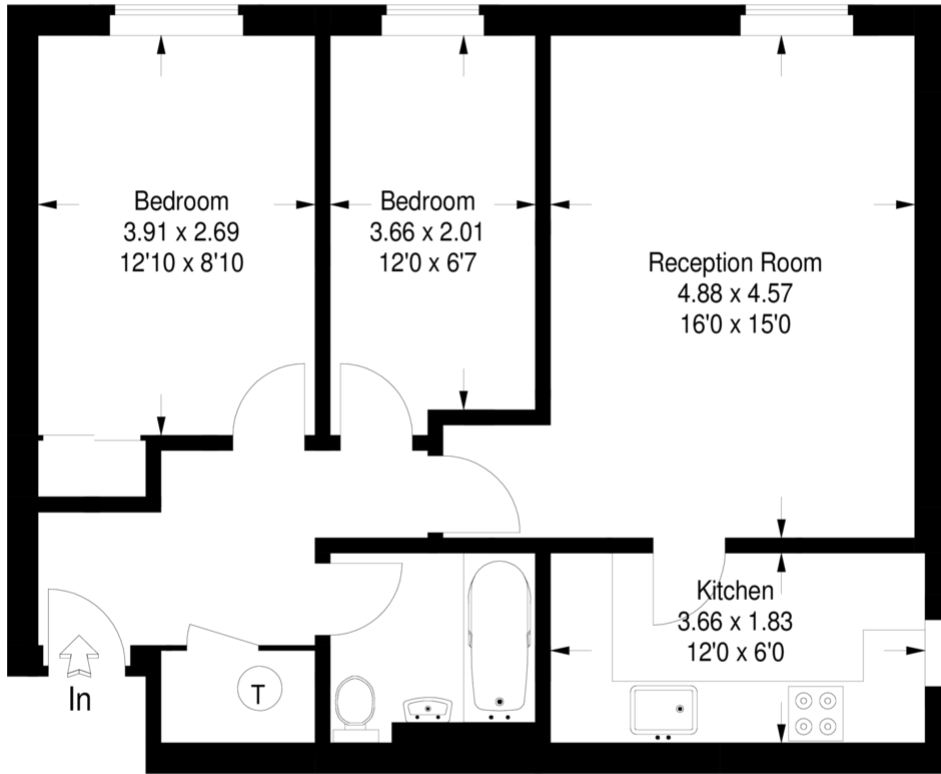
- Two double bedroom flat
- Ground floor



This ground floor property is located within close proximity to Streatham, Streatham Common BR and the High Road. The accommodation includes; spacious living room, separate modern kitchen with appliances, two double bedrooms and bathroom. Available from 9th July, unfurnished.

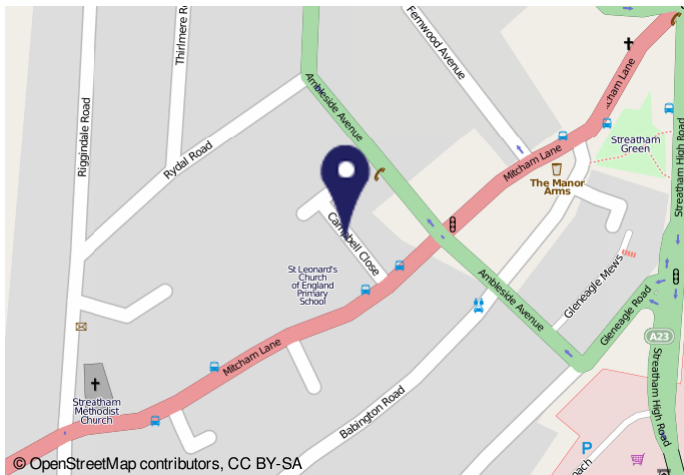
Campbell Close

Approximate Gross Internal Area
58.2 sq m / 626 sq ft



Ground 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. (ID233867)



Energy Performance Certificate

4, Campbell Close, LONDON, SW16 8NJ
 Dwelling type: Ground floor flat
 Date of assessment: 11 March 2016
 Date of certificate: 12 March 2016
 Reference number: 0232-2879-770-8196-2785
 Type of assessment: RdSAP existing dwelling
 Total floor area: 50 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,197
Over 3 years you could save: £ 1,068

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current	Potential
Lighting	£ 243 over 3 years	£ 106 over 3 years	You could save £ 1,068 over 3 years
Heating	£ 1,116 over 3 years	£ 630 over 3 years	
Hot Water	£ 198 over 3 years	£ 333 over 3 years	
Total	£ 1,557	£ 1,069	

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

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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 123	
2 Draught proofing	£80 - £120	£ 21	
3 Low energy lighting for all fixed outlets	£30	£ 96	

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 (national relayed call). The Green Deal may allow you to make your home warmer and cheaper to run all-in-one!

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.