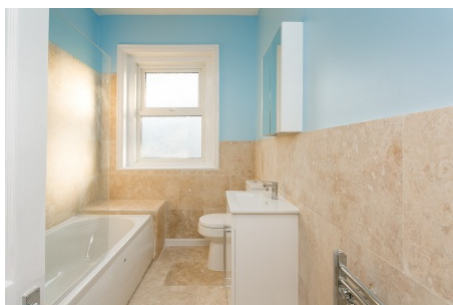


Streatham Common North, Streatham SW16

Borough: Lambeth

£1,400 pcm

- Large one bedroom flat
- First floor

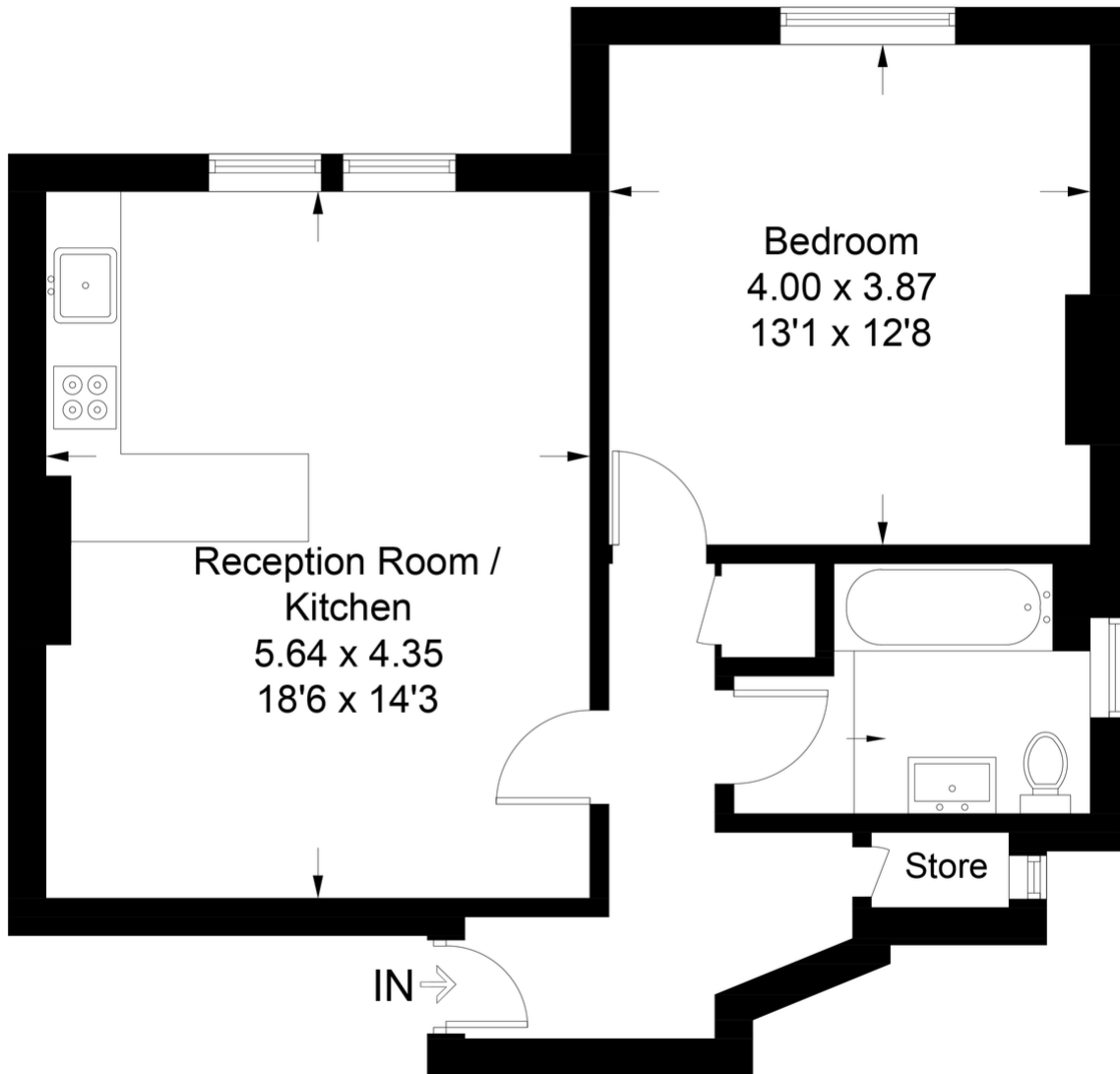


This large first floor conversion comprise; open-plan kitchen/ living room with integrated appliances, spacious double bedroom, modern bathroom and utility area. Both Streatham and Streatham Common stations are located within close proximity. Available from the end of August, unfurnished.

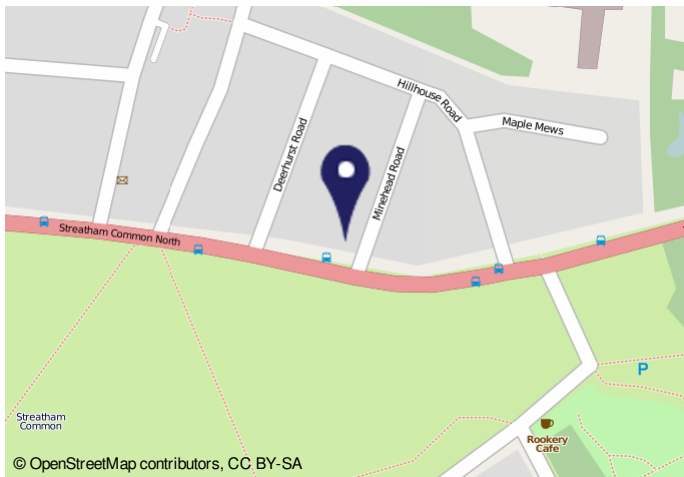
Rent (£1,400pcm), 5 week security Deposit (£1,615.00), 12 month tenancy. Council tax band B, Lambeth.

Streatham Common North

Approximate Gross Internal Area = 54.3 sq m / 584 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID879880)



Energy Performance Certificate

Flat 2, 34 Streatham Common North, LONDON, SW16 3HP
 Dwelling type: Mid-floor flat Reference number: 8273-7522-0176-3547-1956
 Date of assessment: 13 December 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 17 December 2017 Total floor area: 54 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: **£ 1,617**

Over 3 years you could save **£ 483**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 1,191 over 3 years	£ 732 over 3 years	
Hot Water	£ 282 over 3 years	£ 206 over 3 years	
Total	£ 1,617	£ 1,082	You could save £ 483 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and 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 recommended actions on page 3.

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

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 414	
2 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 69	

For more information on the environmental benefits of energy saving, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.