

Fontaine Road, Streatham SW16

Borough: Lambeth

£2,200 pcm

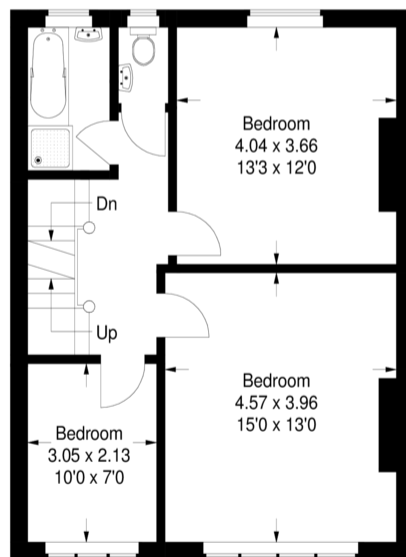
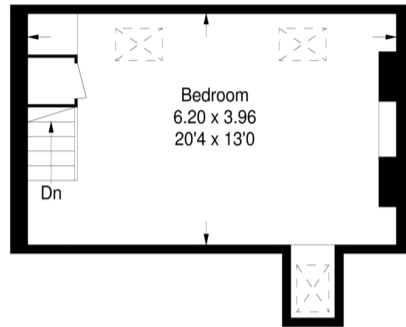
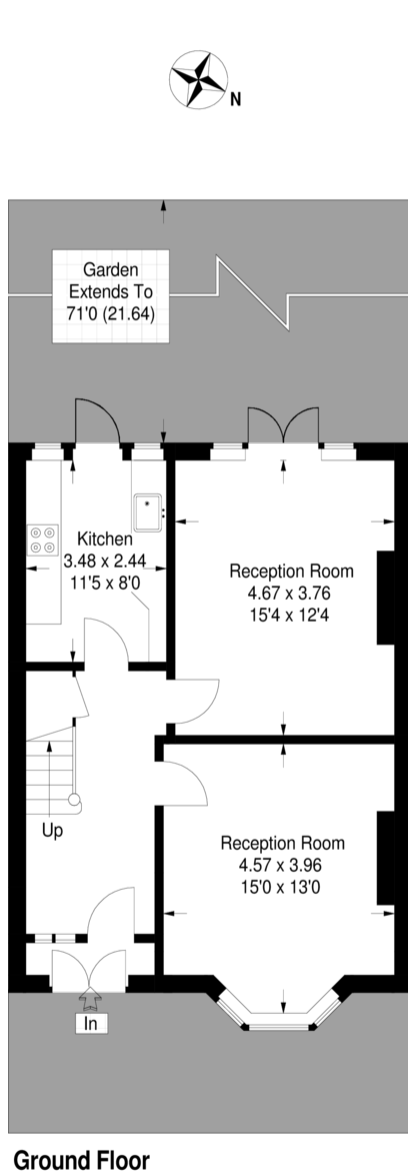
- Four bedroom house
- Beautifully presented



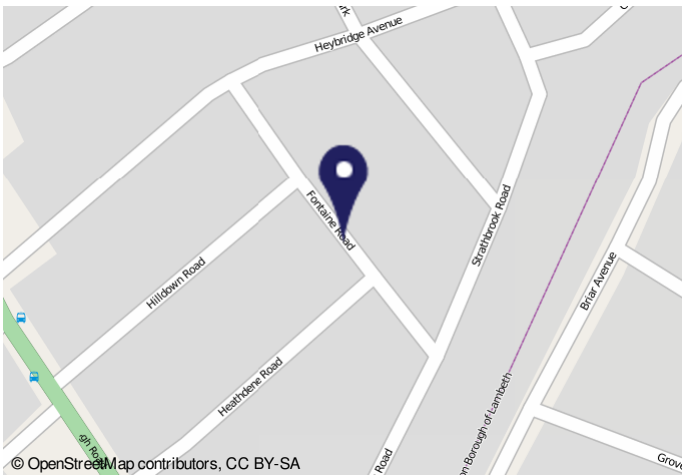
A stunning four bedroom house located on a popular tree lined road in Streatham. Immaculately presented throughout, the ground floor accommodation comprises; front reception room with feature and working fireplace, second reception room with patio doors leading onto a well maintained and mature garden and separate fully fitted kitchen with appliances including an integrated dishwasher and secondary access onto the garden. The first floor has two large double bedrooms, third bedroom, family bathroom with bath and shower cubical and separate WC. Completing the house, there is a loft room which can be used as a guest room or office/ studio space. Additional benefits include; neutral décor throughout and double glazing.

Fontaine Road

Approximate Gross Internal Area
137.5 sq m / 1480 sq ft



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. (ID109491)



Energy Performance Certificate

22, Fontaine Road, LONDON, SW16 3PA

Dwelling type: Mid-terrace house
Date of assessment: 23 July 2009
Date of certificate: 23 July 2009
Reference number: 864-16123-6110-6647-6022
Total floor area: 132 m²

The 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Score	Annual Fuel Costs	Band	Score	Annual CO ₂ Emissions
A	92-100	<£100	A	1-10	<1.0
B	81-91	<£150	B	11-20	1.0-1.5
C	69-80	<£200	C	21-30	1.5-2.0
D	55-68	<£250	D	31-40	2.0-2.5
E	45-54	<£300	E	41-50	2.5-3.0
F	35-44	<£350	F	51-60	3.0-3.5
G	1-34	>£350	G	61-70	>3.5

England & Wales

Category	Current	Potential
Energy use	347 kWh/m ² per year	206 kWh/m ² per year
Carbon dioxide emissions	7.7 tonnes per year	6.8 tonnes per year
Lighting	£52 per year	£60 per year
Heating	£1,112 per year	£970 per year
Hot water	£146 per year	£119 per year

Based on standard 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. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspections. 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.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC will recommend energy saving tips to the Energy Saving Trust to provide you with information on improving your building's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 122 or visit www.energySavingTrust.org.uk

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.