

## Wellfield Road, Streatham SW16

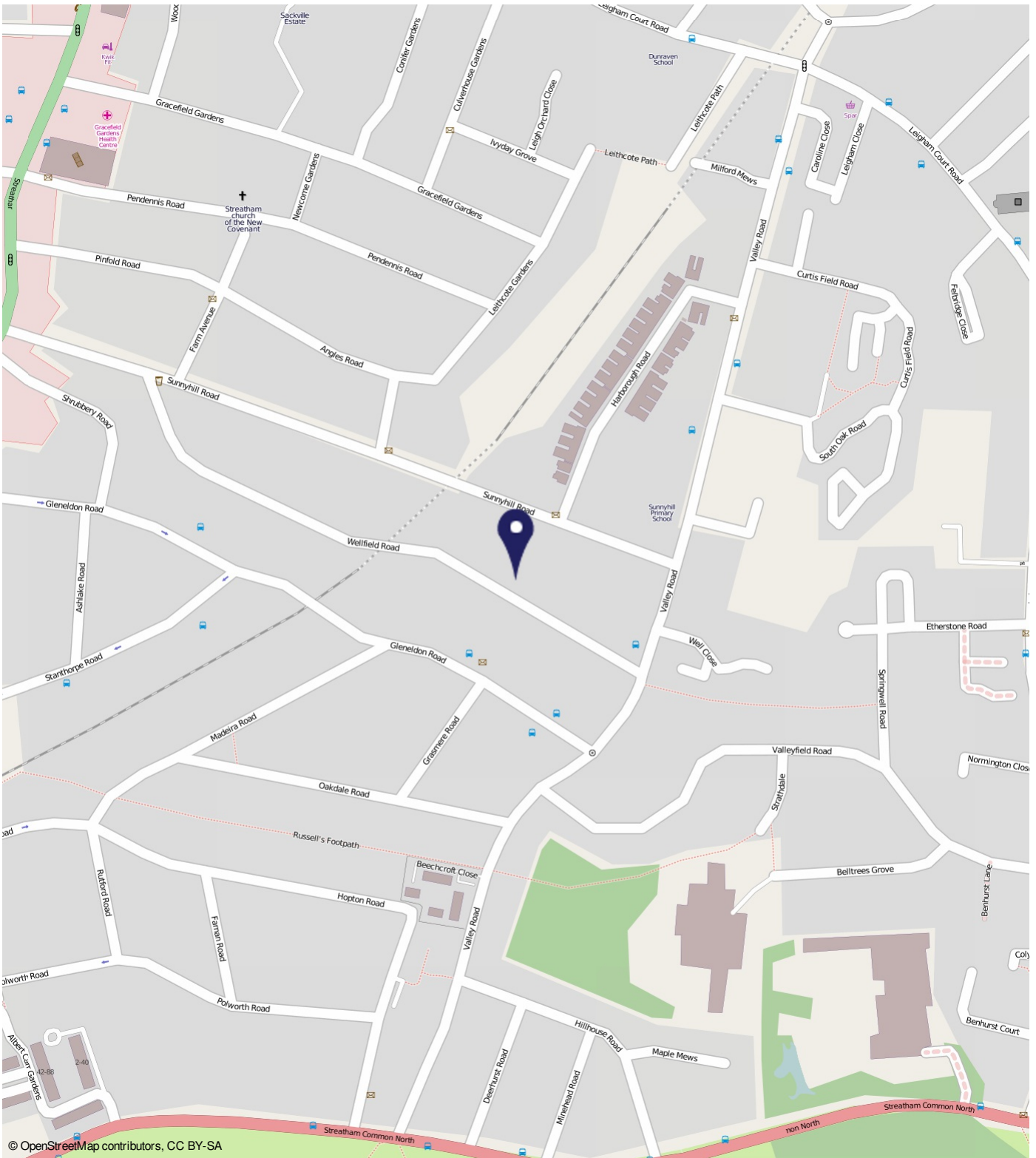
Borough: Lambeth

**£1,700 pcm**

- Three bedroom cottage
- Beautifully presented



A stunning three bedroom period cottage on this popular street between Streatham Hill and Streatham Common. The accommodation is very well presented throughout and comes with a private garden. Suitable for a professional couple. Available end of August, part-furnished.



## Wellfield Road, Streatham SW16

### Distances

- To Streatham Rail Station 0.5 miles
- To Streatham Hill Rail Station 0.7 miles
- To West Norwood Rail Station 0.8 miles
- To Streatham Common Rail Station 0.9 miles
- To Tulse Hill Rail Station 1.1 miles

**Energy Performance Certificate**

149, Wellfield Road, LONDON, SW16 2BY

Dwelling type: Mid-terrace house  
 Date of assessment: 01 April 2014  
 Date of certificate: 01 April 2014

Reference number: 8274-7724-2010-3158-1902  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 81 sq m

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:** £ 3,345

**Over 3 years you could save:** £ 1,329

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 294 over 3 years	£ 147 over 3 years
Heating	£ 2,652 over 3 years	£ 1,588 over 3 years
Hot Water	£ 399 over 3 years	£ 275 over 3 years
<b>Total</b>	<b>£ 3,345</b>	<b>£ 2,010</b>

**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 1. 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	£ 627	Yes
2 Floor insulation	£800 - £1,200	£ 123	Yes
3 Draught proofing	£80 - £120	£ 57	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](http://www.direct.gov.uk/energy) or call 0800 123 1234 (textphone relayed call). The Green Deal only when you 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 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.