

Wellfield Road, Streatham SW16

Borough: Lambeth

£1,450 pcm

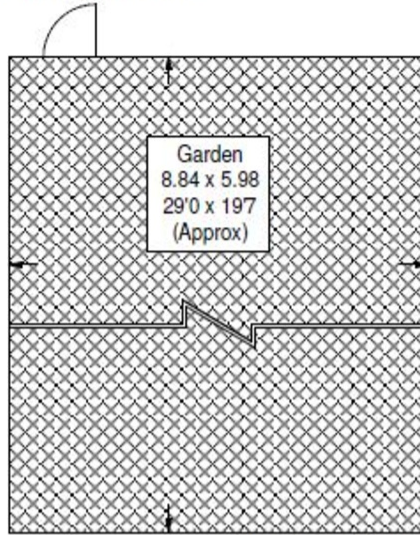
- Two bedroom cottage
- Beautifully presented



A charming two bedroom cottage located on Wellfield Road. This smartly presented property comprises living room with patio doors and wooden flooring, modern fitted kitchen with integrated appliances including a dishwasher. Upstairs there are two bedrooms and a tiled bathroom suite with shower over bath tub. The property also benefits from a private, raised garden with decked terrace. Both Streatham and Streatham Hill station are within close proximity, offering alternative routes into the city centre. Available from mid-March, part-furnished. Ideally suited to a single occupant or a couple.

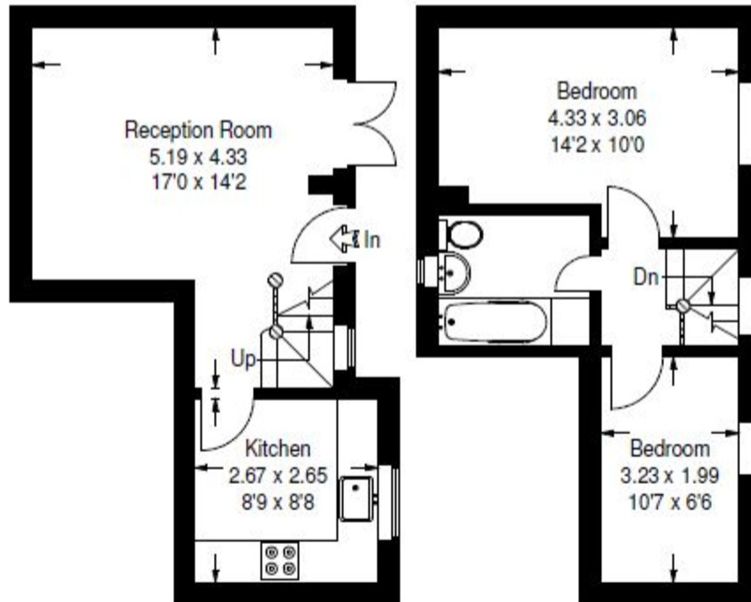
Wellfield Road

Approximate Gross Internal Area
53 sq m / 570 sq ft



(Not Shown In Actual Location / Orientation)

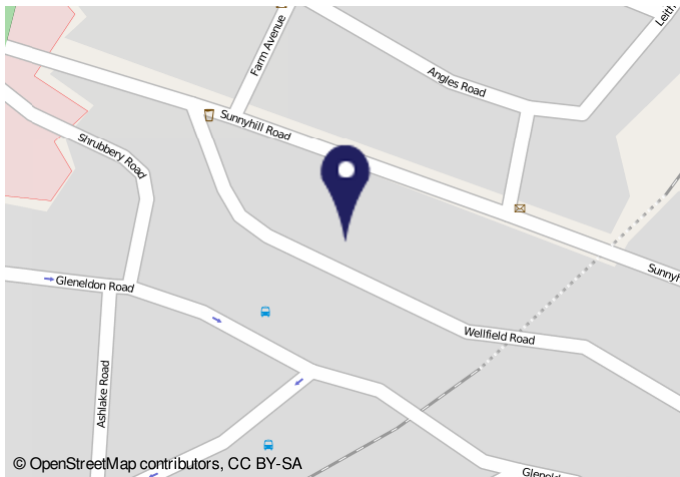
Garden



Ground Floor

First 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. (ID60825)



Energy Performance Certificate

91b, Wellfield Road, LONDON, SW16 2BT
 Dwelling type: Mid-terrace house
 Date of assessment: 25 May 2013
 Date of certificate: 28 May 2013

Reference number: 2458-5024-6225-8067-7904
 Type of assessment: RdSAP existing dwelling
 Total floor area: 51 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:	Current costs	Potential costs
Over 3 years you could save	£ 1,355	£ 321

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 99 over 3 years	You could save £ 321 over 3 years
Heating	£ 957 over 3 years	£ 774 over 3 years	
Hot Water	£ 233 over 3 years	£ 147 over 3 years	
Total	£ 1,355	£ 920	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use 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 recommended measures in panel 5. 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 Cavity wall insulation	£300 - £1,000	£ 132	Yes
2 Floor insulation	£800 - £1,200	£ 67	Yes
3 Low energy lighting for all fixed outlets	£30	£ 63	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 to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (textphone 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run all in one deal.

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.