

Eardley Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£525,000

- Three bedroom house
- Newly refurbished

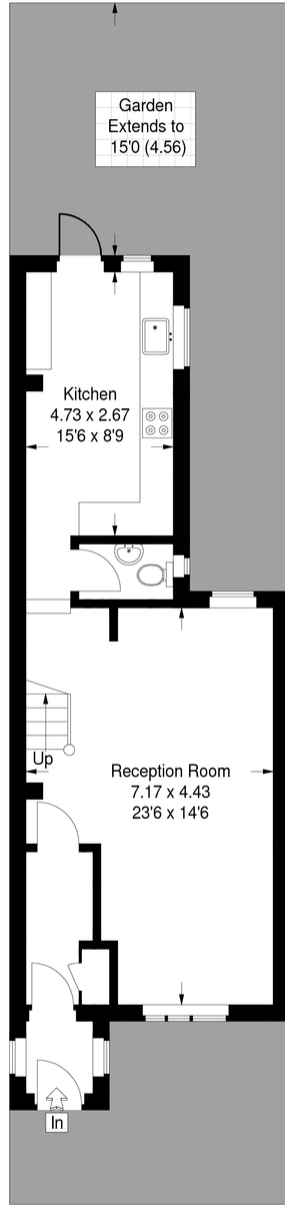


A newly refurbished and spacious three bedroom period house just a few moments walk from the excellent transport links of Streatham Common station. The house has large, open double reception and contemporary kitchen leading to a secluded West facing garden.

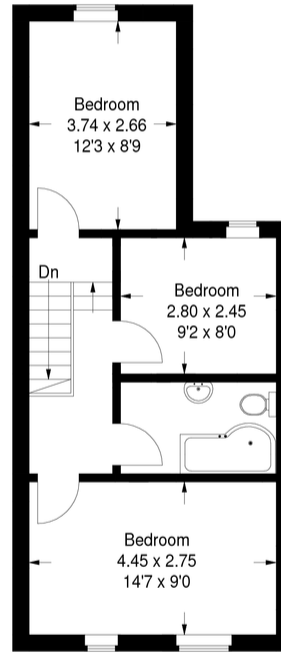
The property is being sold chain free and is within close proximity of Tooting Bec Common and the amenities of Streatham High Road.

Eardley Road

Approximate Gross Internal Area
92.3 sq m / 993 sq ft

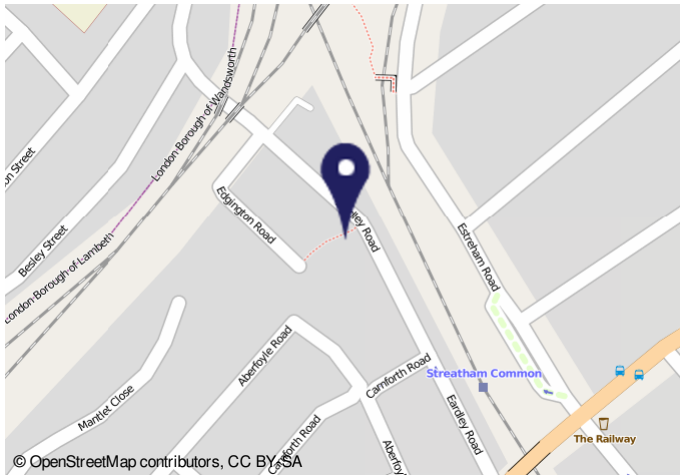


Ground Floor



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. (ID156953)



Energy Performance Certificate

142, Eardley Road, LONDON, SW18 5TG
 Dwelling type: Mid-terrace house
 Date of assessment: 03 February 2014
 Date of certificate: 03 February 2014
 Reference number: 0011-2891-7020-0204-0021
 Type of assessment: RdSAP existing dwelling
 Total floor area: 91 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	£ 3,510	£ 1,851

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	You could save £ 1,851 over 3 years
Heating	£ 2,876 over 3 years	£ 1,208 over 3 years	
Hot Water	£ 445 over 3 years	£ 201 over 3 years	
Totals	£ 3,510	£ 1,699	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for running appliances like TVs, computers and cookers, and any 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 recommendations on page 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 Increase loft insulation to 270 mm	£100 - £300	£ 459	Yes
2 Internal or external wall insulation	£4,000 - £4,000	£ 477	Yes
3 Floor insulation	£800 - £1,200	£ 158	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 or call 0800 123 1234 (textphone 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront 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.