

## Braxted Park, Streatham sw16

Tenure: Freehold Borough: Lambeth

**£1,350,000**

- Six bedrooms
- Development opportunity

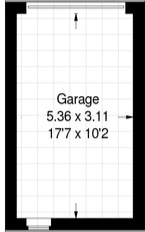


Development opportunity. Site with planning permission pending for conversion to three units in popular residential area. Within close proximity of Streatham and Norbury stations for transport links, excellent local schools and the amenities of the Streatham area.

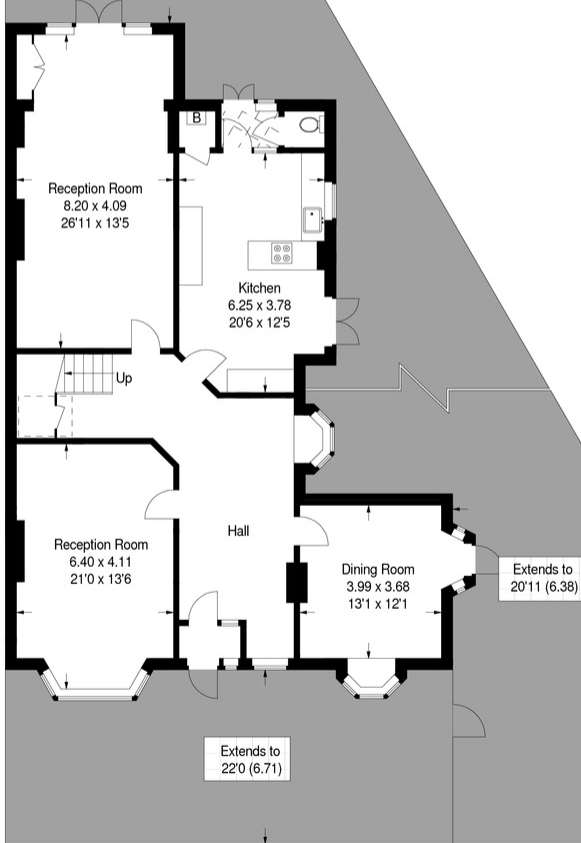
# Braxted Park

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

277 sq m / 2982 sq ft  
 Garage = 16.3 sq m / 176 sq ft  
 Reduced Headroom / Eaves = 9.4 sq m / 101 sq ft  
 Total = 302.7 sq m / 3259 sq ft



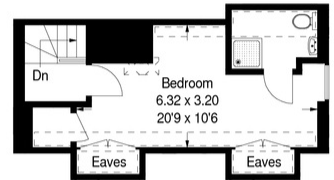
Extends to 40'0 (12.19)



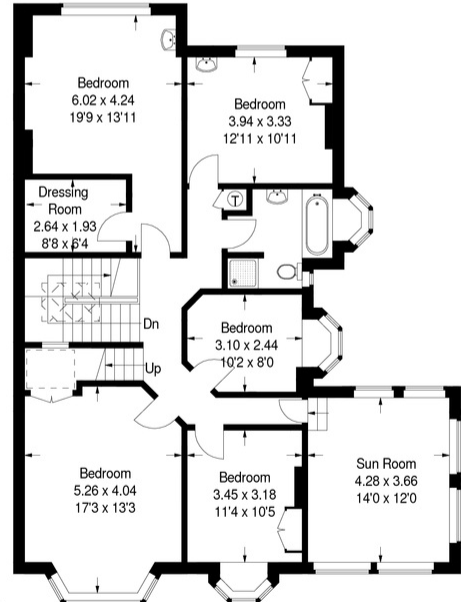
Extends to 20'11 (6.38)

Extends to 22'0 (6.71)

Ground Floor



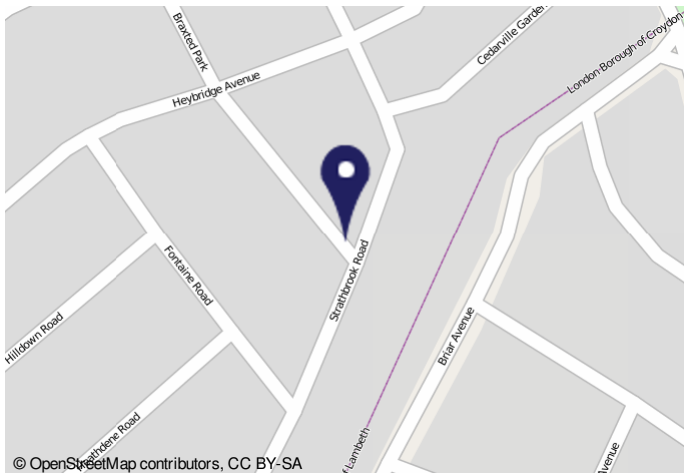
Second Floor



First Floor

--- = Reduced headroom below 1.5 m / 5'0

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. (ID200959)



### Energy Performance Certificate

79, Braxted Park, LONDON, SW16 3AU  
 Dwelling type: Semi-detached house  
 Date of assessment: 02 October 2015  
 Date of certificate: 02 October 2015

Reference number: SE53-2852-7888-6505-1581  
 Type of assessment: RuSAP existing dwelling  
 Total floor area: 271 m<sup>2</sup>

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:	Current costs	Potential costs
Over 3 years you could save	£ 10,584	£ 5,430

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 459 over 3 years	£ 527 over 3 years	You could save £ 4,830 over 3 years
Heating	£ 8,600 over 3 years	£ 4,634 over 3 years	
Hot Water	£ 125 over 3 years	£ 305 over 3 years	
<b>Total</b>	<b>£ 9,184</b>	<b>£ 5,466</b>	

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 Room-in-roof insulation	£1,500 - £2,700	£ 809	✓
2 Internal or external wall insulation	£4,000 - £14,000	£2,798	✓
3 Floor insulation (unventilated floor)	£800 - £1,200	£ 353	✓

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 0800 123456). The Green Deal may allow you to 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.