

Wellfield Road, Streatham SW16

Borough: Lambeth

£1,500 pcm

- Two double bedrooms
- Fitted kitchen



A beautifully presented and recently renovated two double bedroom, two bathroom first/top floor flat in an attractive converted house. The accommodation is spacious and light throughout with a fabulous kitchen/dining room and large reception room. This is a lovely road close to the common, both stations and the high street where there are shops, bars and restaurants and bus routes into the city. Suitable for a couple. Available mid November.

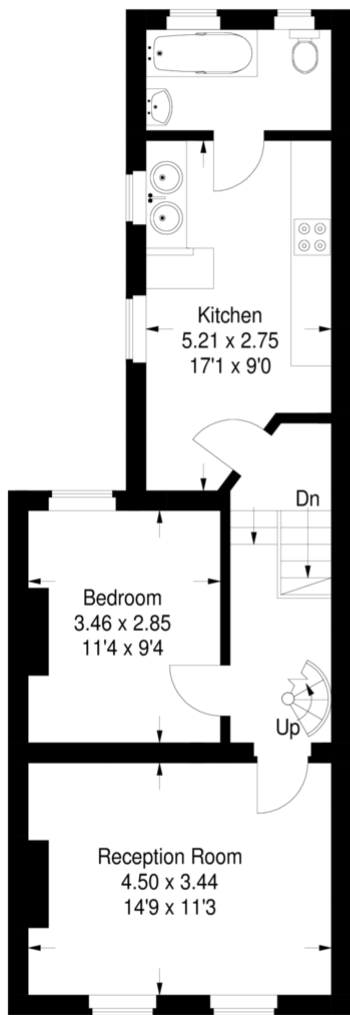
Wellfield Road

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

64.5 sq m / 694 sq ft

Reduced Headroom Eaves = 10.6 sq m / 114 sq ft

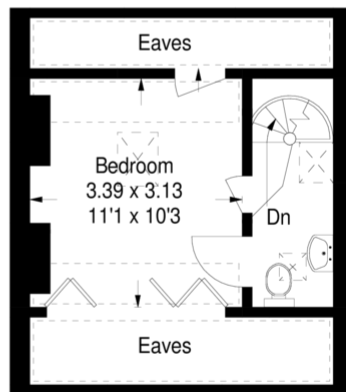
Total = 75.1 sq m / 808 sq ft



First Floor



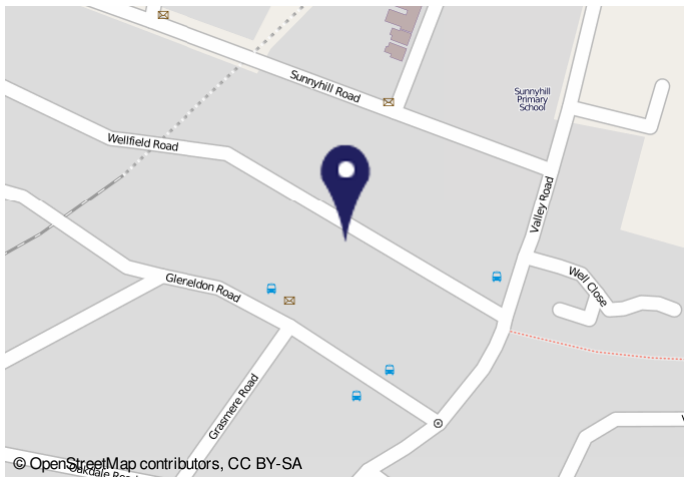
Ground Floor



Second 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. (ID 120360)



Energy Performance Certificate

Top Floor Flat, 184 Wellfield Road, LONDON, SW16 2BU
 Dwelling type: Top-floor flat Reference number: 2145-1014-6235-8962-7930
 Date of assessment: 24 May 2012 Type of assessment: RdSAP existing dwelling
 Date of certificate: 28 May 2012 Total floor area: 60 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:		£ 1,983
Over 3 years you could save		£ 903

Estimated energy costs of this home		
Lighting	Current costs: £ 168 over 3 years	Potential costs: £ 96 over 3 years
Heating	£ 1,545 over 3 years	£ 768 over 3 years
Hot Water	£ 270 over 3 years	£ 213 over 3 years
Total	£ 1,983	£ 1,077

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy use for heating 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 in page 3. 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 Increase loft insulation to 270 mm	£100 - £350	£ 63	Yes
2 Internal or external wall insulation	£4,000 - £14,000	£ 471	Yes
3 Low energy lighting for all fixed outlets	£20	£ 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 or call 0800 123 324 (texted related only). The Green Deal may allow you to make your home warmer and cheaper to run all on 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.