

Cedarville Gardens, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £720,000

- Four bedrooms
- Large southerly facing garden



A fabulous four bedroom family house on a quiet street next to Streatham Common. The house is beautifully presented with an extended kitchen breakfast room overlooking a large southerly facing rear garden.

At the top of the road are the landscaped gardens of the rookery and large parkland and there are three stations a short walk away to give a choice of routes into the city. The 'Hub' development provides modern leisure facilities and there are two large supermarkets on the high road.

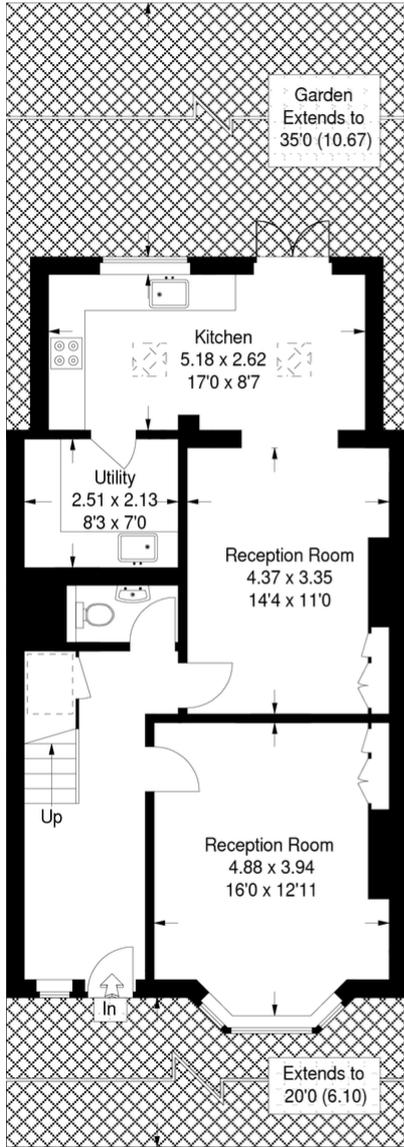
Cedarville Gardens

Approximate Gross Internal Area (Excluding Reduced Headroom)

138.5 sq m / 1491 sq ft

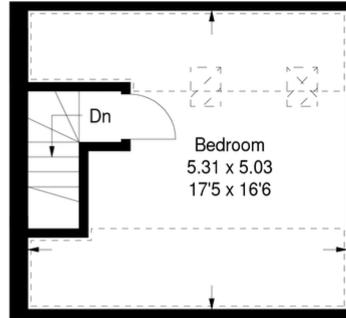
Reduced Headroom = 13.7 sq m / 147 sq ft

Total = 152.2 sq m / 1638 sq ft

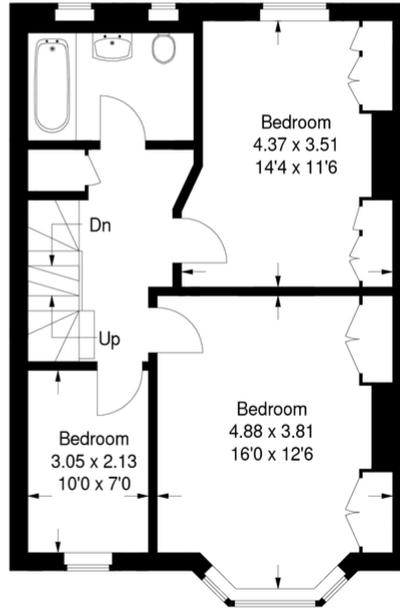


Ground Floor

= Reduced headroom below 1.5 m / 5'0

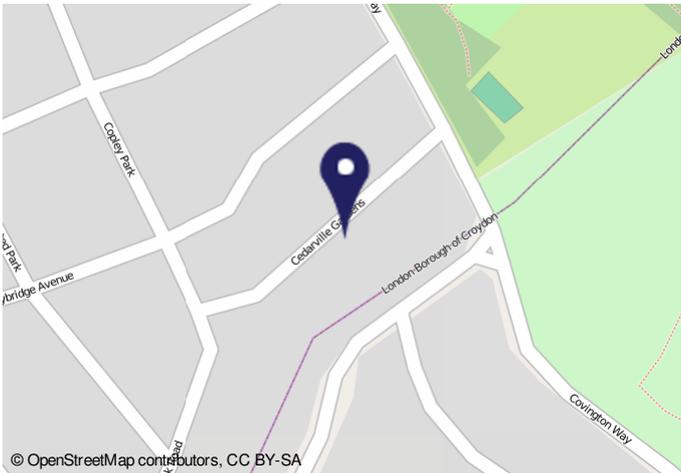


Second Floor



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. (ID233109)



Energy Performance Certificate

16, Cedarville Gardens, LONDON, SW16 3DA
 Dwelling type: Mid-terrace house
 Date of assessment: 13 April 2012
 Date of certificate: 13 April 2012
 Reference number: 0556-2891-6545-6692-0311
 Type of assessment: RdSAP existing dwelling
 Total floor area: 147 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,724
Over 3 years you could save		£ 561

Estimated energy costs of this home		
Lighting	£ 257 over 3 years	£ 198 over 3 years
Heating	£ 2,054 over 3 years	£ 1,692 over 3 years
Hot Water	£ 273 over 3 years	£ 273 over 3 years
Total	£ 2,724	£ 2,149

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).

Very energy efficient: low rating costs	Current	Potential
A (91-100)	D (59)	C (74)
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

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	£ 231	
2 Draught proofing	£80 - £120	£ 36	
3 Low energy lighting for all fixed outlets	£45	£ 138	

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 (textual related only). 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.