

Sherwood Avenue, Streatham Vale SW16

Tenure: Freehold Borough: Lambeth

£585,000

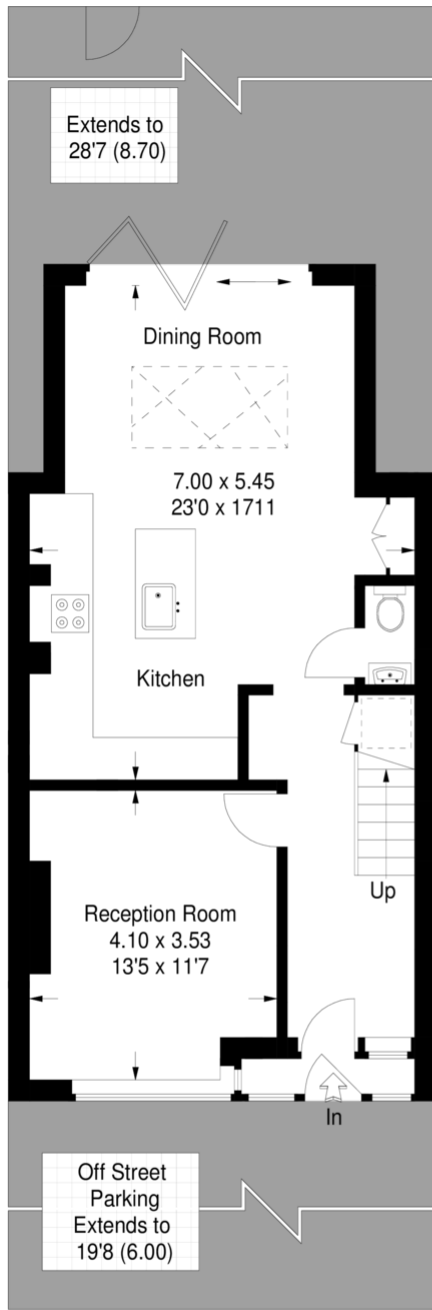
- Three bedrooms
- Beautifully renovated



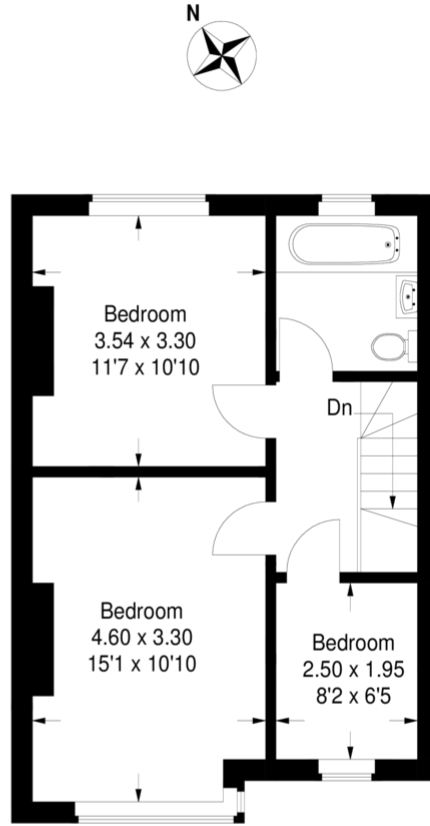
A fabulous three bedroom house that has been beautifully renovated by the current owners. The extended kitchen reception room that has bi fold doors on to the garden is absolutely delightful. The house is immaculately decorated throughout and is light and spacious. This is a really lovely family home on a quiet residential road only a short walk to Streatham Common station. There are supermarkets, a leisure centre, the park and well regarded pubs all close by.

Sherwood Avenue

Approximate Gross Internal Area
(Excluding Reduced Headroom)
101.5 sq m / 1093 sq ft
Reduced Headroom = 0.5 sq m / 5 sq ft
Total = 102 sq m / 1098 sq ft



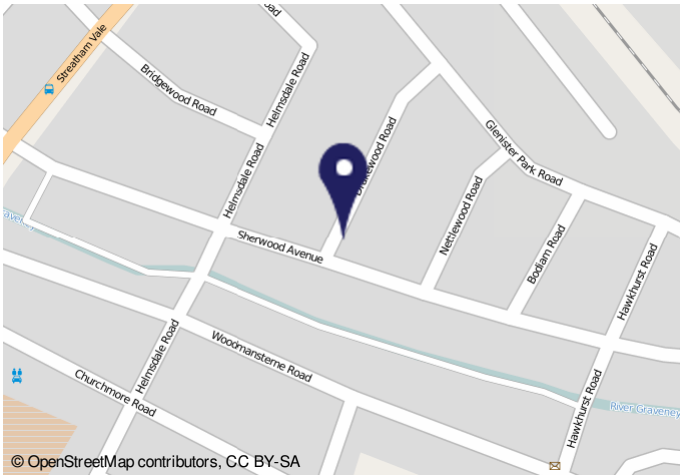
Ground Floor



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. (ID245299)



Energy Performance Certificate

29, Sherwood Avenue, LONDON, SW16 5EN
Dwelling type: Mid-terrace house
Date of assessment: 16 July 2015
Date of certificate: 16 July 2015

Reference number: 9168-1088-7283-1655-1950
Type of assessment: RdSAP existing dwelling
Total floor area: 98 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: **£ 2,487**
Over 3 years you could save: **£ 930**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 163 over 3 years	£ 163 over 3 years	
Heating	£ 2,019 over 3 years	£ 1,191 over 3 years	You could save £ 828 over 3 years
Hot Water	£ 205 over 3 years	£ 163 over 3 years	
Total	£ 2,487	£ 1,487	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy cost for heating appliances like TVs, computers and cookers, and any electricity generated by renewable 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 recommendations in table 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 - £350	£ 801	
2 Internal or external wall insulation	£4,000 - £14,000	£ 324	
3 Solar water heating	£4,000 - £8,000	£ 102	

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 relayed text). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

Page 1 of 4

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.