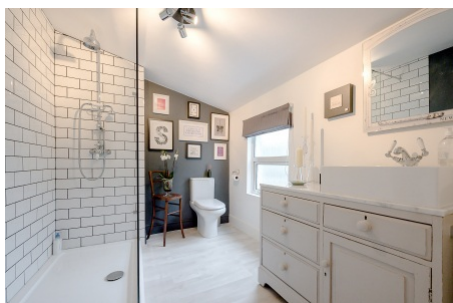


## Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£625,000**

- Two bedroom cottage
- Semi-detached



A charming two bedroom Victorian cottage on this residential street in Streatham. The semi-detached property has two reception rooms, separate kitchen with utility room and lawned rear garden. Wellfield Road is a short walk to Streatham High Road with all its local amenities and bus routes in to Brixton. Streatham Common and The Rookery are within a quarter of a mile. The nearest station is Streatham mainline station with direct routes in to the City.

# Wellfield Road

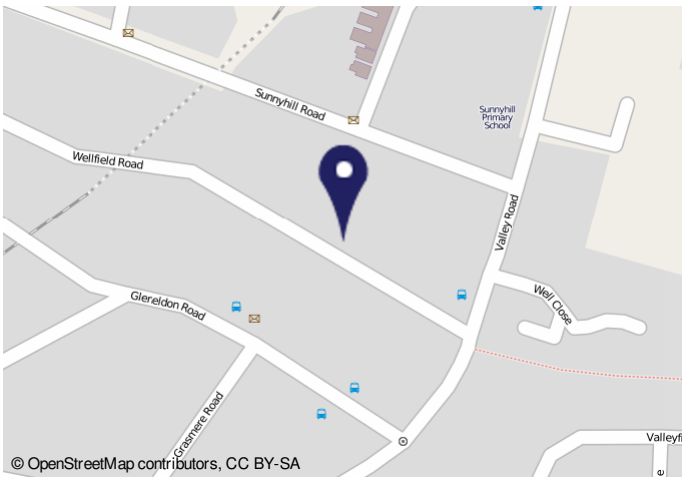
Approximate Gross Internal Area :- 82 sq m / 883 sq ft



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. (ID29370)



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**Energy Performance Certificate**

167, Wellfield Road, LONDON, SW16 2BT  
 Dwelling type: Semi-detached house  
 Date of assessment: 01 June 2012  
 Date of certificate: 04 June 2012  
 Reference number: 0158-8058-6236-6002-6914  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 10 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£2,907	£1,756	You could save £1,151 over 3 years

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. Flat roof insulation	£800 - £1,000	£57	Yes
2. Internal or external wall insulation	£4,000 - £4,000	£958	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](http://www.direct.gov.uk/energy) or call 0800 123 1234 (textphone 0800 123456). When the Green Deal launches, it 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.