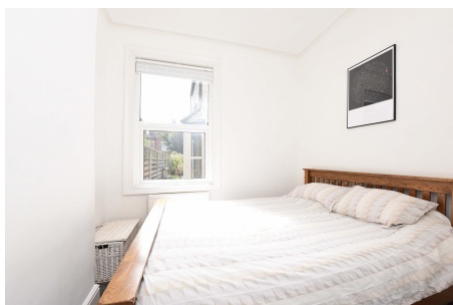


## Wellfield Road, Streatham SW16

Borough: Lambeth

**£1,600 pcm**

- One bedroom garden flat
- Period conversion

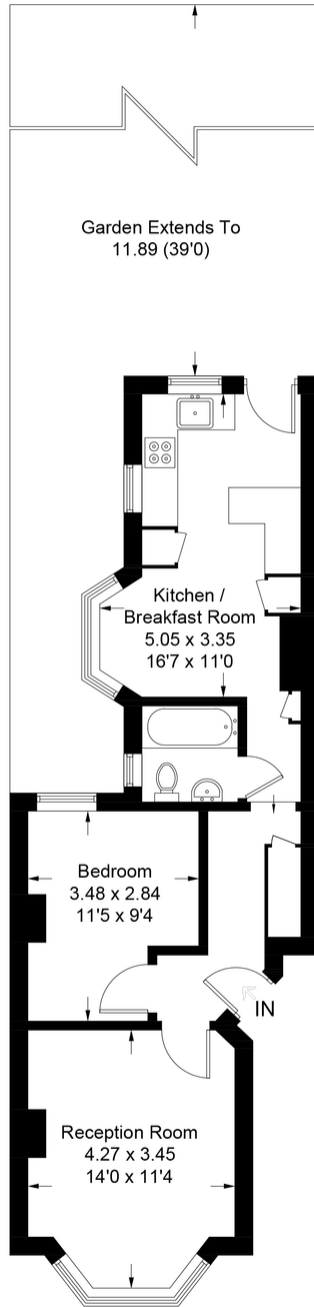


This is a lovely ground floor apartment and comprises; living room with bay window and fireplace, double bedroom, modern bathroom, and a large kitchen dining room which overlooks a south facing private garden. The property is within close proximity to Streatham High Road and Streatham BR. Available soon.

Rent (£1,600pcm), 5 week security Deposit (£1,845.00), 12 month tenancy. Council tax band C, Lambeth.

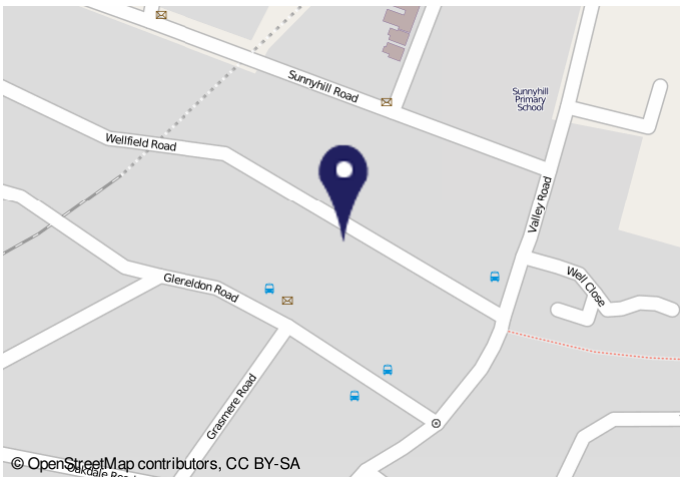
# Wellfield Road

Approximate Gross Internal Area Total = 48.4 sq m / 521 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID430721)



**Energy Performance Certificate**

Ground Floor Flat, 184 Wellfield Road, LONDON, SW19 2BU

Dwelling type: Ground floor flat Reference number: 8087-7228-0820-6479-2962  
 Date of assessment: 11 January 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 12 January 2013 Total floor area: 48 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:** **£ 1,854**

**Over 3 years you could save** **£ 843**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 87 over 3 years	
Heating	£ 1,452 over 3 years	£ 720 over 3 years	
Hot Water	£ 243 over 3 years	£ 204 over 3 years	
<b>Total</b>	<b>£ 1,854</b>	<b>£ 811</b>	<b>You could save £ 843 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. The electricity 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 group 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 Internal or external wall insulation	£4,000 - £14,000	£ 236	
2 Floor insulation	£800 - £1,200	£ 144	
3 Draught proofing	£80 - £120	£ 27	

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 (local call rates). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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**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.