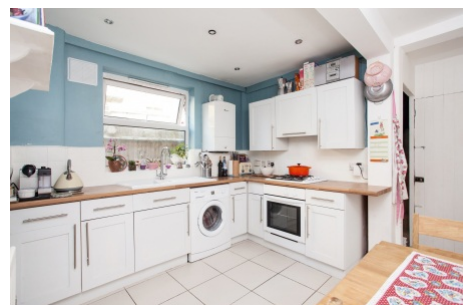
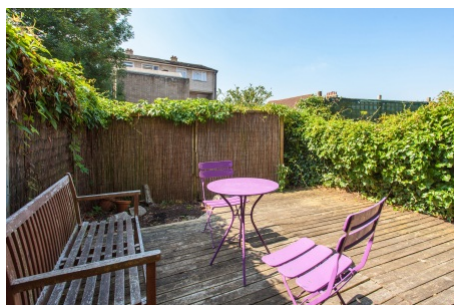


Wellfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £430,000

- Two bedroom period conversion
- Private South-facing garden

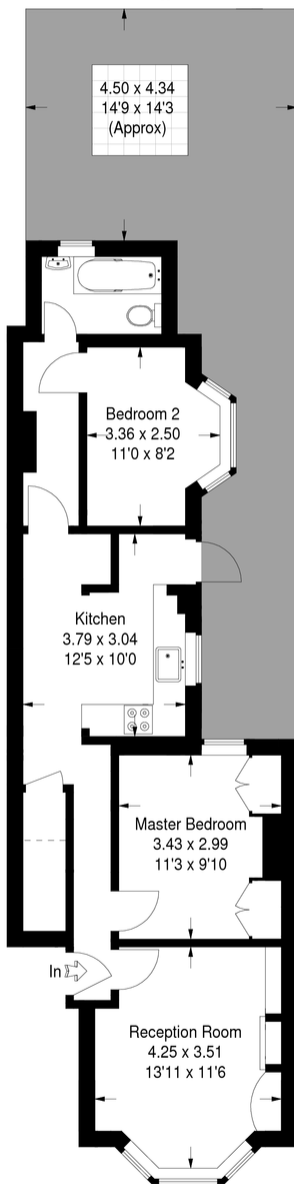


A beautiful ground floor two bed Victorian conversion on the quiet residential Wellfield Road. This property is in lovely condition and retains a lot of original features. The property benefits from two double bedrooms, reception room with bay window, eat-in kitchen, bathroom and South-facing garden.

The flat also has access to a large cellar area. Wellfield Road is just off Streatham High Road allowing for the convenience of all the shops, bars and restaurants. Nearest stations are Streatham Mainline and Streatham Hill giving direct access to London and The City via Victoria and London Bridge.

Wellfield Road

Approximate Gross Internal Area
(Including Reduced Headroom)
59.3 sq m / 638 sq ft



⊞ = Reduced headroom below 1.5 m / 5'0"

Ground 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. (ID275116)



Energy Performance Certificate

Ground Floor Flat, 26 Wellfield Road
LONDON, SW16 2BP

Dwelling type: Ground floor flat
Date of assessment: 15 February 2010
Date of certificate: 16 February 2010
Reference number: 001-2010-6102-9999-4021
Type of assessment: RPSAP, existing dwelling
Total floor area: 55 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	D	C
B	B	E	D
C	C	F	E
D	D	G	F
E	E	H	G
F	F	I	H
G	G	J	I

England & Wales
2009/1/EC
2009/1/EC

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
Current	Potential	
Energy use	363 kWh/m ² per year	256 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.3 tonnes per year
Lighting	£70 per year	£70 per year
Heating	£252 per year	£252 per year
Hot water	£78 per year	£78 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised saving conditions (heating controls, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the built asset for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. The CPC and recommended measures report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.