

Tankerville Road, Streatham SW16

Borough: Lambeth

£1,450 pcm

- Two double bedrooms
- South-West facing garden



A stunning two double bedroom period conversion situated over two floors. The property boasts an eat-it kitchen with direct access on to a private South-West facing garden and separate reception room. The property is in good decorative order and retains some original features. Tankerville Road is a popular residential road with good access to both Streatham Common and Streatham Station giving you access to City Thameslink destinations as well as Victoria and London Bridge. It is a popular area with local independent shops, bars and restaurants on Greyhound Lane as well as all the amenities of Streatham High Road and Streatham Hub area.

Tankerville Road

Approximate Gross Internal Area (Excluding Reduced Headroom)

77.8 sq m / 837 sq ft

Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 78.6 sq m / 846 sq ft

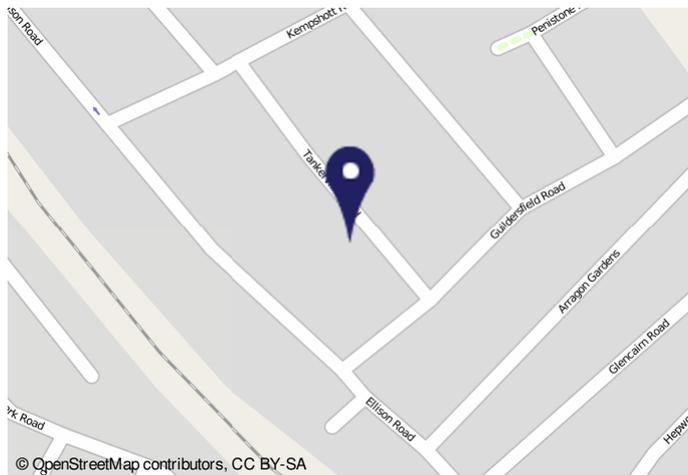


Lower Ground Floor

Ground 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. (ID229947)



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Energy Performance Certificate

Ground Floor Flat, 64 Tankerville Road, LONDON, SW16 5LP
 Dwelling type: Ground floor flat Reference number: 8802-0518-1328-7066-2683
 Date of assessment: 19 June 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 20 June 2018 Total floor area: 78 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:	£ 2,325
Over 3 years you could save	£ 774

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	You could save £ 774 over 3 years
Heating	£ 1,898 over 3 years	£ 1,122 over 3 years	
Hot Water	£ 256 over 3 years	£ 206 over 3 years	
Total	£ 2,325	£ 1,499	

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. They include energy used for heating appliances like TVs, computers and sockets, and 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 65). The EPC rating given here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Current	Potential
45	65

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 693
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 81

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 553 304 and visit www.efficiencymap.gov.uk. The Green Deal may enable you to make your home warmer and cheaper to run.

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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.