

## Woodfield Grove, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£399,950**

- Two bedroom flat
- Large South-facing reception

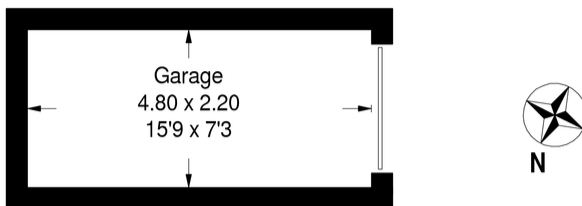


A charming first floor two double bedroom flat situated on the quiet location of Woodfield Grove. The property has a large South-facing reception room with separate kitchen. The property benefits from a garage and no onward chain.

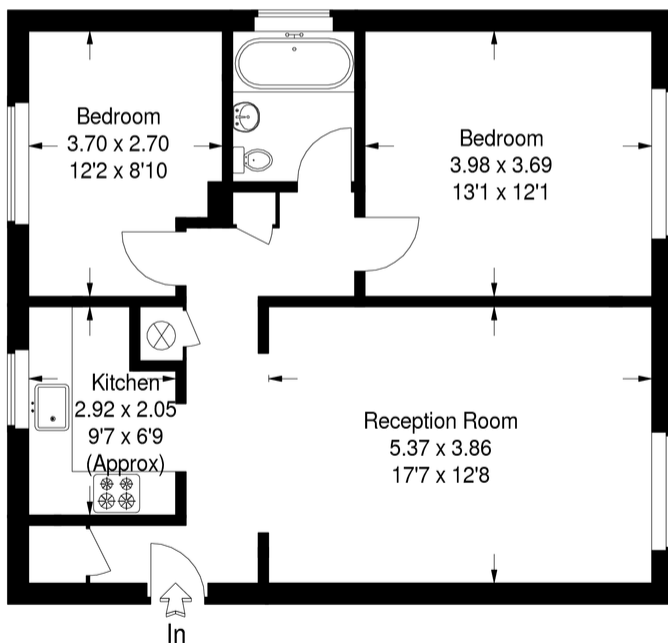
Woodfield Grove is tucked in between Streatham High Road with its wide choice of bars, restaurants and shops as well as Tooting Bec Common. The nearest station is Streatham Hill with direct routes in to London Bridge, Victoria and Clapham Junction.

# Gareth Court

Approximate Gross Internal Area  
 67.2 sq m / 723 sq ft  
 Garage = 10.7 sq m / 115 sq ft  
 Total = 77.9 sq m / 838 sq ft



**Garage**  
 (Not Shown In Actual  
 Location / Orientation)

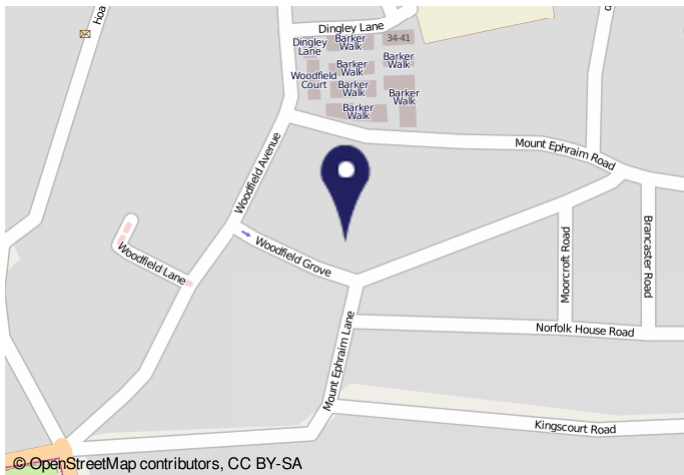


**First Floor**

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. (ID284318)



**Energy Performance Certificate**

Flat 6 Gareth Court, 24, Woodfield Grove, LONDON, SW16 1LR

Dwelling type: 1st floor flat Reference number: 2058-0062-0283-6066-6500  
 Date of assessment: 20 July 2016 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 20 July 2016 Total floor area: 68 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
Over 3 years you could save	£ 2,769	£ 1,077

Estimated energy costs of this home			
Current costs	Potential costs	Potential future savings	
Lighting	£ 254 over 3 years	£ 167 over 3 years	You could save £ 1,077 over 3 years
Heating	£ 1,523 over 3 years	£ 747 over 3 years	
Hot Water	£ 1,122 over 3 years	£ 716 over 3 years	
<b>Total</b>	<b>£ 2,799</b>	<b>£ 1,630</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The suitable 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 on page 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	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 646	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 204	✓
3 Low energy lighting for all fixed outlets	£20	£ 98	✓

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 (textual related only). The Green Deal 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.