

## Wyatt Park Road, Streatham SW2

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £500,000**

- Two bedroom ground floor flat
- Private garden

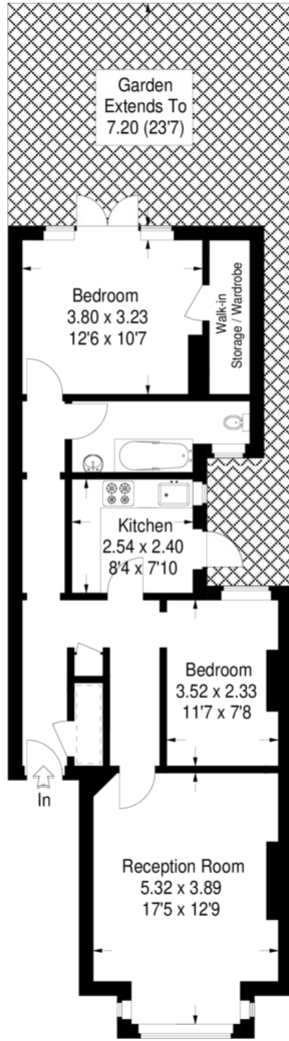


A beautiful two bedroom ground floor flat with a lovely private garden. The property is in a converted Edwardian house and has some delightful original features including stained glass windows, fireplaces, wooden floors and ceiling mouldings. The rooms are spacious and light with high ceilings and large wooden double glazed windows.

The fabulous garden is well cared for and has a seating area and well established flower beds. Streatham Hill Station is close by and connects to Victoria and Clapham junction. Alternatively, many bus routes run along the high road where there are also shops, bars and restaurants and the redevelopment of new flats and shopping, highlighting the investment in the area.

# Wyatt Park Road

Approximate Gross Internal Area  
 (Excluding Reduced Headroom) = 71.1 sq m / 765 sq ft  
 Reduced Headroom = 0.8 sq m / 8 sq ft  
 Total = 71.9 sq m / 773 sq ft



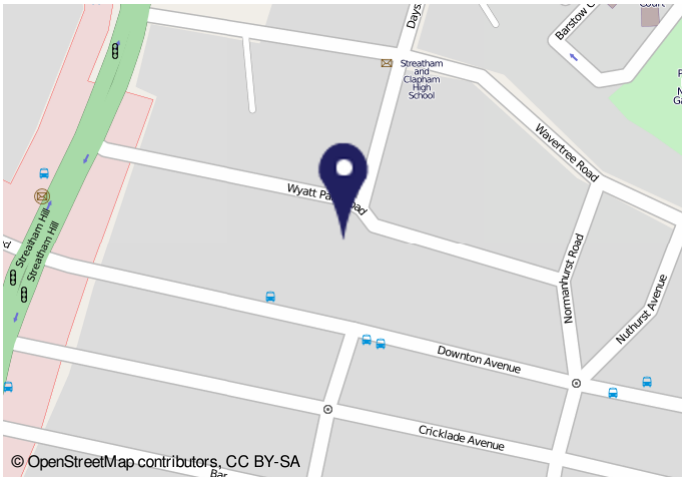
**Ground Floor**

= 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. (ID286657)



**Energy Performance Certificate** HM Government

Site: Wyatt Park Road, LONDON, SW2 3TP  
 Dwelling type: Ground floor flat  
 Date of assessment: 02 June 2017  
 Date of certificate: 02 June 2017  
 Reference number: 8702-0125-8226-4467-3633  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 71 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:** £ 2,880  
**Over 3 years you could save:** £ 1,260

**Estimated energy costs of this home**

|              | Current costs        | Potential costs      | Potential future savings            |
|--------------|----------------------|----------------------|-------------------------------------|
| Lighting     | £ 222 over 3 years   | £ 163 over 3 years   | You could save £ 1,260 over 3 years |
| Heating      | £ 2,355 over 3 years | £ 1,181 over 3 years |                                     |
| Hot Water    | £ 303 over 3 years   | £ 306 over 3 years   |                                     |
| <b>Total</b> | <b>£ 3,880</b>       | <b>£ 3,650</b>       |                                     |

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water or energy used by individual households. This includes energy use 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 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**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. Flat roof or sloping ceiling insulation | £800 - £1,500    | £ 69                         |                           |
| 2. Internal or external wall insulation    | £4,000 - £74,000 | £ 822                        |                           |
| 3. Floor insulation (unheated floor)       | £300 - £1,200    | £ 192                        |                           |

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 to help to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 304 (not an official site). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.