

## Polworth Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£400,000**

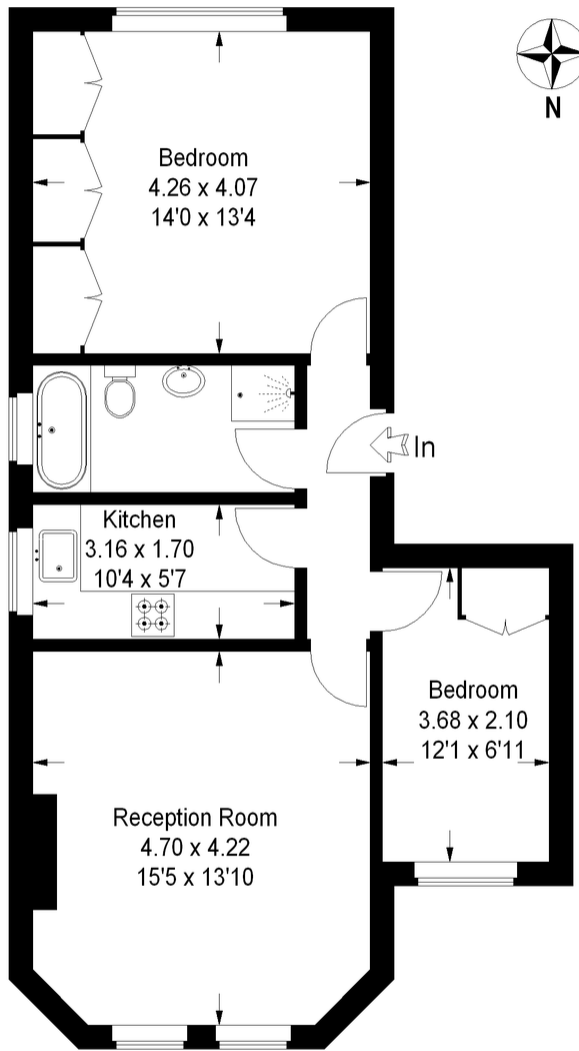
- Two double bedrooms
- Large reception



A spacious and light two double bedroom first floor flat on a converted period house. The accommodation has high ceilings, large windows and original features such as stripped wood floors and a fireplace. The bathroom and kitchen are smart and well-presented and the flat is located on a quiet residential road next to the common. Streatham and Streatham Common stations are a short walk away giving a choice of routes into the city.

# Polworth Road

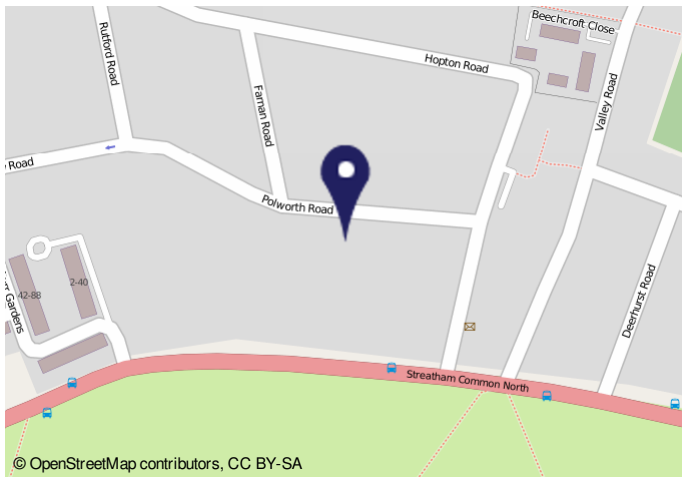
Approximate Gross Internal Area  
61.1 sq m / 658 sq ft



## 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. (ID290097)



**Energy Performance Certificate** HM Government

Flat 4, 8 Polworth Road, LONDON, SW16 2ET  
Dwelling type: 1st/2nd floor flat  
Date of assessment: 07 March 2017  
Date of certificate: 09 March 2017  
Reference number: 8123-7427-0030-1023-8902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 60 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:	£ 2,019
Over 3 years you could save	£ 942

Estimated energy costs of this home		Potential future savings
Lighting	£ 192 over 3 years	£ 126 over 3 years
Heating	£ 1,561 over 3 years	£ 666 over 3 years
Hot Water	£ 270 over 3 years	£ 202 over 3 years
<b>Total</b>	<b>£ 2,019</b>	<b>£ 942</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, 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 shows how it is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Current	Potential
45	70

**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	£ 717	Yes
2 Draught proofing	£80 - £120	£ 15	Yes
3 Low energy lighting for all fixed outlets	£10	£ 27	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and the actions you could take today to save money visit [www.gov.uk/energy-certificates](http://www.gov.uk/energy-certificates) or call 0300 123 1234 (national toll free). 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.