

Nimrod Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£790,000

- Four bedroom house
- Original features



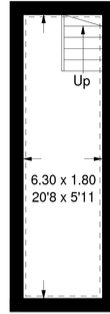
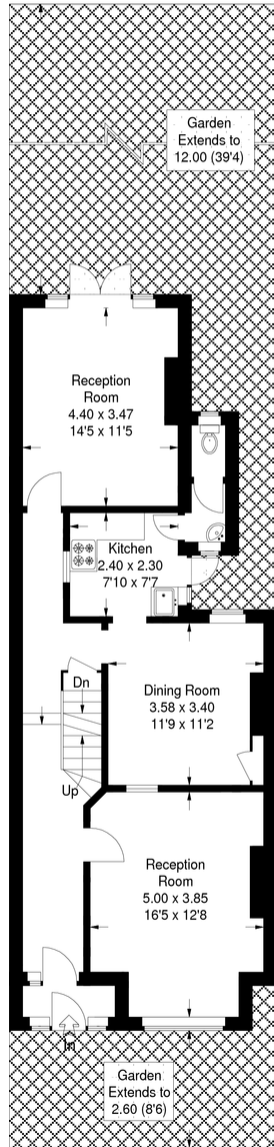
A four bedroom house that requires complete refurbishment. The house has great charm and character with many original features but would benefit from some care and attention. If you are seeking a period family home in a popular area with good schools this is for you. The closest stations are Streatham common and Tooting over ground.

Nimrod Road

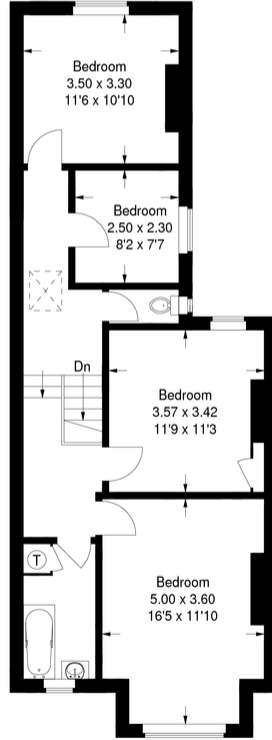
Approximate Gross Internal Area
(Excluding Reduced Headroom)
141.8 sq m / 1526 sq ft
Reduced Headroom (Cellar)
11.0 sq m / 118 sq ft
Total = 152.8 sq m / 1644 sq ft



= Reduced headroom below 1.5 m / 5'0"



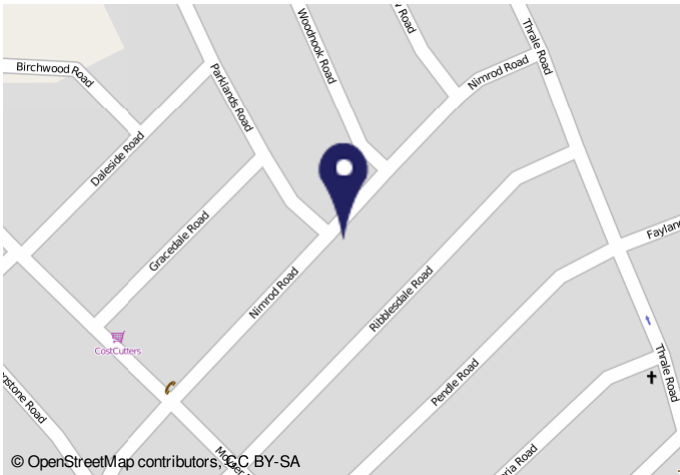
Cellar



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. (ID 301531)



Energy Performance Certificate

33, Nimrod Road, LONDON, SW16 6SZ
 Dwelling type: Mid-terrace house
 Date of assessment: 28 February 2017
 Date of certificate: 28 February 2017
 Reference number: 0950-2808-7224-9223-9321
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 142 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:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 4,029 over 3 years	£ 2,772 over 3 years	You could save £ 2,037 over 3 years
Over 3 years you could save	£ 4,029 over 3 years	£ 2,772 over 3 years	£ 2,037 over 3 years
Estimated energy costs of this home	£ 396 over 3 years	£ 237 over 3 years	
Lighting	£ 4,029 over 3 years	£ 2,772 over 3 years	
Heating	£ 953 over 3 years	£ 292 over 3 years	
Hot Water	£ 328 over 3 years	£ 282 over 3 years	
Total	£ 5,328	£ 3,291	

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.

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	£ 619	
2 Floor insulation (suspended floor)	£300 - £1,200	£ 126	
3 Draught proofing	£80 - £120	£ 26	

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.gov.uk/energy-efficiency or call 0800 521 524 (national toll-free call). 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.