

Ryecroft Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£740,000

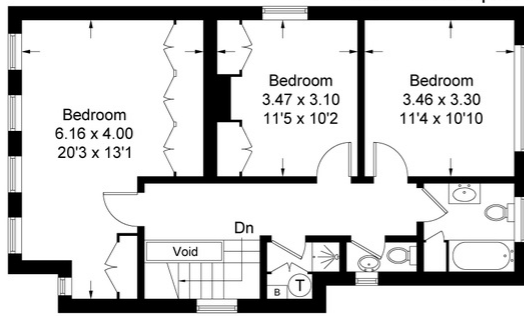
- Three bedroom house
- Large private garden



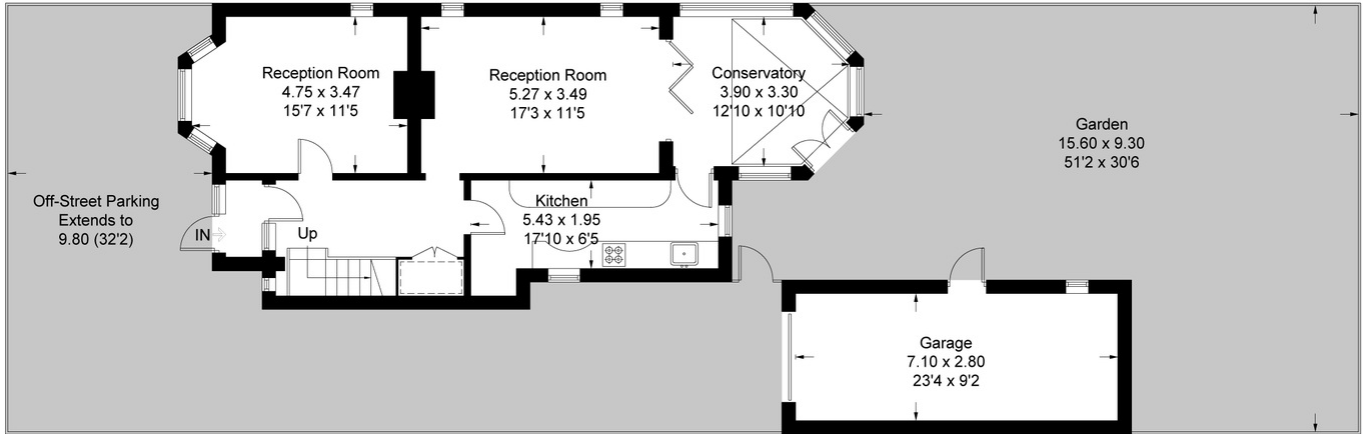
A wonderful, detached three bedroom house with large private garden and garage. The house is presented in excellent order and has two bathrooms, as well as two large reception rooms, conservatory and kitchen-breakfast room. Ryecroft Road is a charming cul-de-sac style street which is incredibly quiet and surrounded by greenery. In the immediate vicinity are some excellent local schools and the wide open spaces of Streatham Common.

Ryecroft Road

Approximate Gross Internal Area(Excluding Void) = 134.5 sq m / 1448 sq ft
 Garage = 20.2 sq m / 217 sq ft
 Reduced Headroom = 1.2 sq m / 13 sq ft
 Total = 155.9 sq m / 1678 sq ft

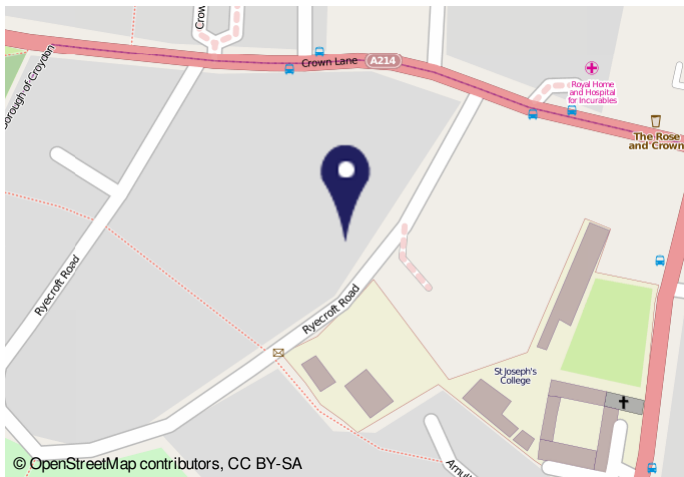


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID322214)



Energy Performance Certificate HM Government

6, Ryecroft Road, LONDON, SW16 3EG
 Dwelling type: Detached house
 Date of assessment: 21 March 2017
 Date of certificate: 21 March 2017
 Reference number: 0752-2868-7074-6723-6725
 Type of assessment: RdSAP existing dwelling
 Total floor area: 121 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: **£ 3,222**
 Over 3 years you could save: **£ 972**

Estimated energy costs of this home		Potential future savings
Lighting	£ 435 over 3 years	£ 216 over 3 years
Heating	£ 2,370 over 3 years	£ 1,770 over 3 years
Hot Water	£ 417 over 3 years	£ 284 over 3 years
Total	£ 3,222	£ 2,720

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 heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

Current: 65 | Potential: 81

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 Cavity wall insulation	£300 - £1,500	£ 462	Yes
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 174	Yes
3 Low energy lighting for all fixed outlets	£ 500	£ 339	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-guidance or call 0800 122 1234 (not available at night). 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.