

Ivyday Grove, Streatham SW16

Tenure: Freehold Borough: Lambeth

£550,000

- Three bedrooms
- Private garden

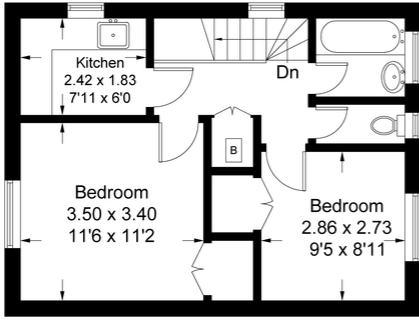


A three bedroom end of terrace house with garage that would benefit from some redecoration and modernisation.

The house is located on a quiet residential road only a short walk from Streatham Hill where there are a choice of shops, bars and restaurants as well as the mainline station which connects to Victoria in 18 minutes.

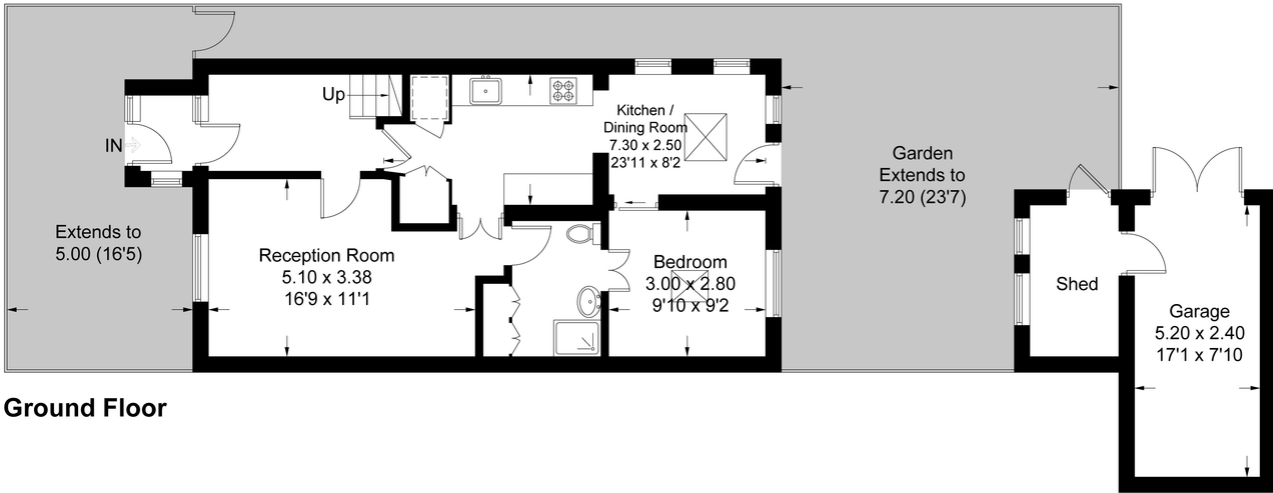
Ivyday Grove

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Reduced Headroom = 0.8 sq m / 9 sq ft
 Total = 112.3 sq m / 1209 sq ft



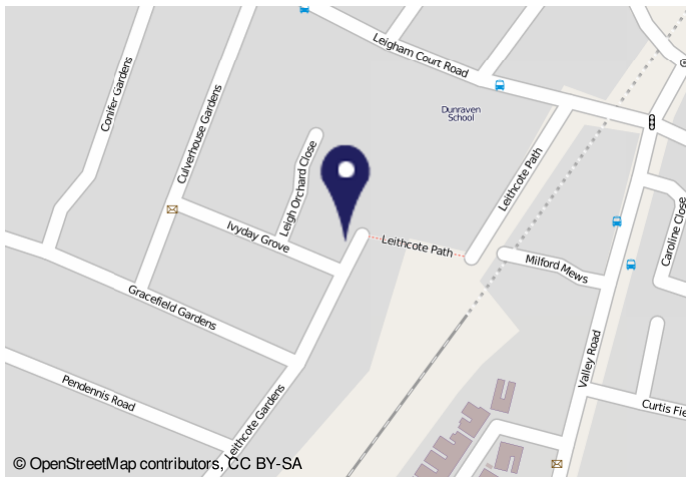
= Reduced headroom below 1.5m / 5'0

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. (ID325003)



Energy Performance Certificate

25, Ivyday Grove, LONDON, SW16 2UZ
 Dwelling type: End terrace house
 Date of assessment: 29 March 2017
 Date of certificate: 29 March 2017
 Reference number: 2318-2026-7237-6703-8960
 Type of assessment: RdSAP existing dwelling
 Total floor area: 98 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 **£ 915**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 2,742 over 3 years	£ 1,826 over 3 years	You could save £ 915 over 3 years
Hot Water	£ 294 over 3 years	£ 196 over 3 years	
Total	£ 3,222	£ 2,008	

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 Cavity wall insulation	£500 - £1,500	£ 447	
2 Floor insulation (solid floor)	£1,000 - £3,000	£ 150	
3 Draught proofing	£80 - £200	£ 21	

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-guidance or call 0800 553 304 (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.