

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£800,000

- Four bedroom house
- South-facing garden



A wonderful four bedroom house with very large family bathroom, additional WC and lovely South-facing garden. The attractive Victorian property is in excellent condition throughout and is at the bottom of one of the most popular roads in the centre of Streatham. Further accommodation comprises large and bright double reception and a lovely kitchen-dining room with side bay window. Wellfield Road is brilliantly located for access to the shops, bars and restaurants of the High Road as well as the excellent rail links of Streatham and Streatham Hill stations.

Wellfield Road

Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft

Reduced Headroom & Cellar = 33.7 sq m / 363 sq ft

Total = 156.3 sq m / 1683 sq ft

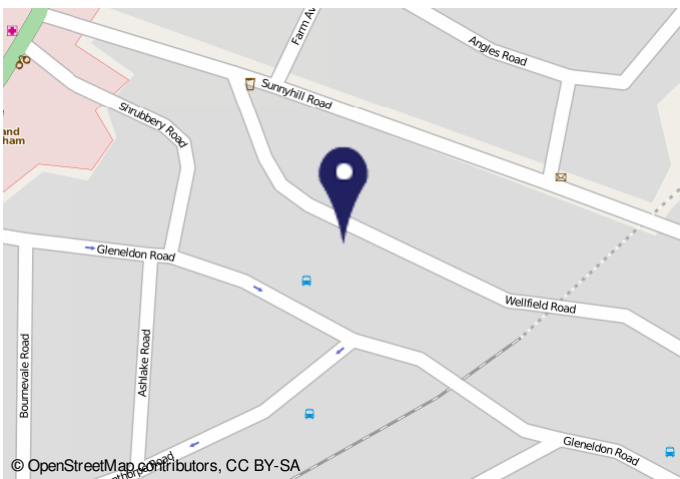


Ground Floor

First Floor

Second 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. (ID338868)



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Energy Performance Certificate

20, Wellfield Road
LONDON, SW16 2BP

Dwelling type: Mid terrace house
Date of assessment: 26 March 2012
Date of certificate: 29 March 2012
Reference number: EPC/3088/01/0722/0705
Type of assessment: SAP - existing dwelling
Total floor area: 135 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	C	F	D

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	233 kWh/m ² per year	227 kWh/m ² per year
Carbon dioxide emissions	6.1 tonnes per year	5.9 tonnes per year
Lighting	£108 per year	£81 per year
Heating	£595 per year	£351 per year
Hot water	£31 per year	£31 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating, air conditioning, room temperatures, etc.) that are the same for all homes, wherever they are. They are not intended to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or powering appliances, such as TV, fridge etc. Nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information to improve your building's energy performance.

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.