

## Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£600,000**

- Three bedroom house
- No onward chain

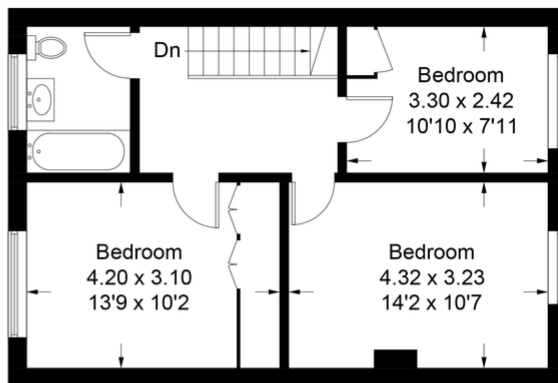


A lovely three bedroom house situated on the popular, residential Wellfield Road. The property consists of a reception room and kitchen dining area which flows straight on to the garden. Upstairs are three good sized bedrooms and a family bathroom. The property also benefits from a good sized loft, which has the potential for converting – subject to planning permission.

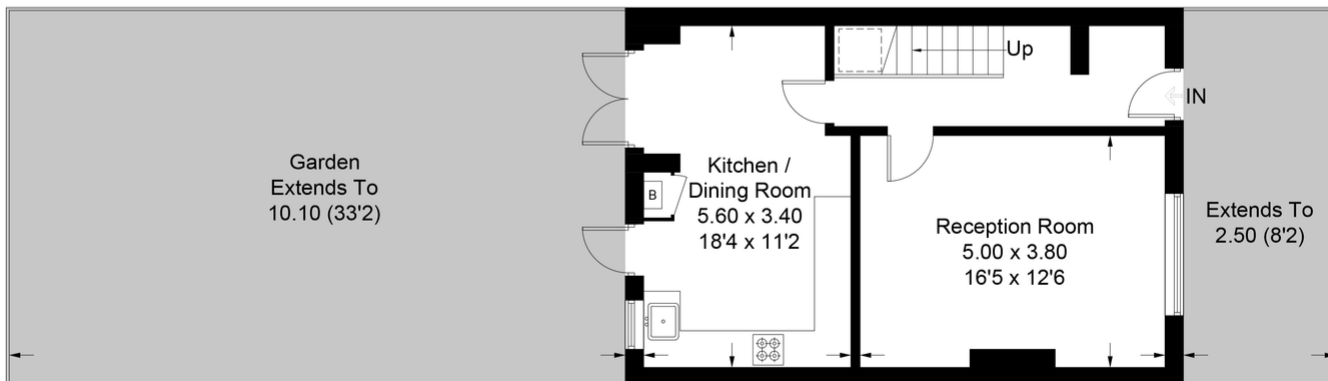
Unusually, there is off-street parking towards the back of the property and this property is being sold with no onward chain. Streatham Hill and Streatham Mainline stations are both within close proximity, allowing direct access to Clapham Junction, Victoria, London Bridge and the City. Wellfield Road is situated just off Streatham High Road with all the local amenities of shops, bars and restaurants.

# Wellfield Road

Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft  
 Reduced Headroom = 0.6 sq m / 7 sq ft  
 Total = 96.3 sq m / 1037 sq ft

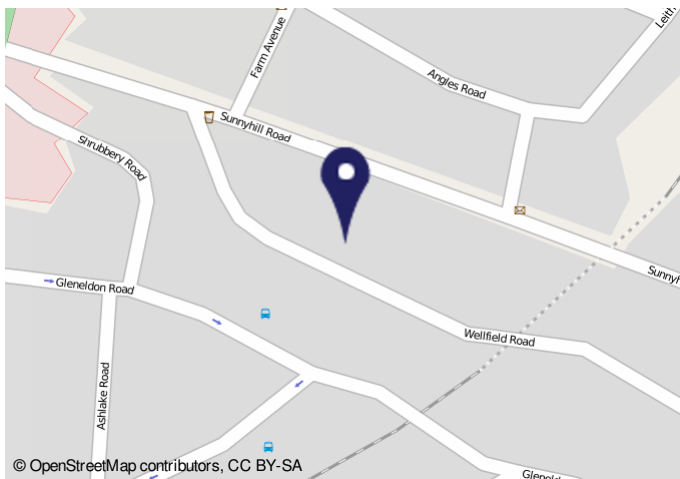


**First Floor**



**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. (ID336380)



**Energy Performance Certificate** HM Government

41, Wellfield Road, LONDON, SW16 2BT  
 Dwelling type: Mid-terrace house  
 Date of assessment: 15 May 2017  
 Date of certificate: 15 May 2017  
 Reference number: 0054-2815-7253-6793-8861  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 97 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:		£ 2,232
Over 3 years you could save		£ 651

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 256 over 3 years	£ 169 over 3 years
Heating	£ 1,805 over 3 years	£ 1,150 over 3 years
Hot Water	£ 169 over 3 years	£ 222 over 3 years
<b>Total</b>	<b>£ 2,230</b>	<b>£ 1,541</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include 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**

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 Increase loft insulation to 270 mm	£100 - £300	£ 72	✓
2 Cavity wall insulation	£300 - £1,500	£ 273	✓
3 Low energy lighting for all fixed outlets	£ 10	£ 50	✓

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 to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (landline/cellular only). 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.