

## Babington Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£550,000**

- Four bedroom maisonette
- Private garden

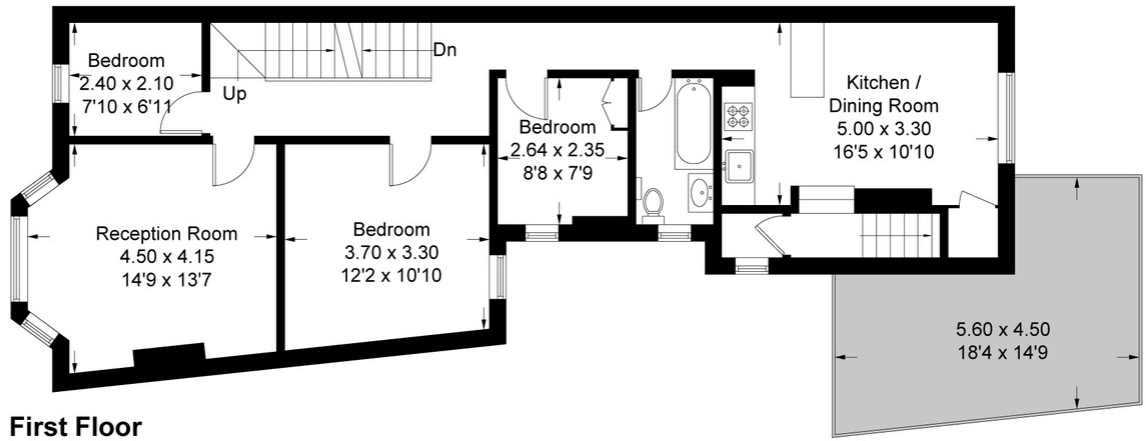
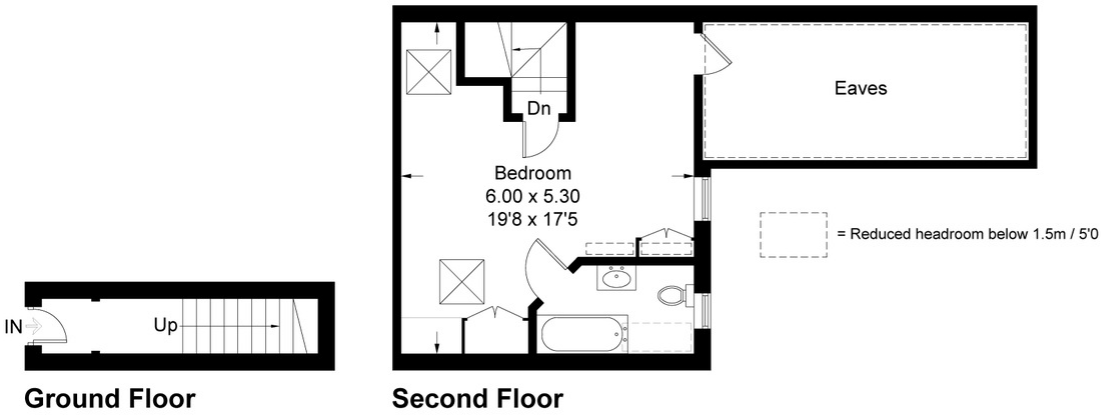


A charming period four bed, two bathroom maisonette spaciouly split over two floors. The property benefits from a kitchen dining area with direct access on to a private garden and large reception room to the front. The master bedroom benefits from en suite bathroom and easy to access storage space. No onward chain.

There are plenty of original features throughout the property. Babington Road is just off Streatham High Road and Tooting Bec Common giving easy access to shops, bars and restaurants as well as the open expanse of the Common. The nearest station is Streatham with direct routes in to the City via Thameslink. There are numerous bus routes with direct access to Tooting and Central London.

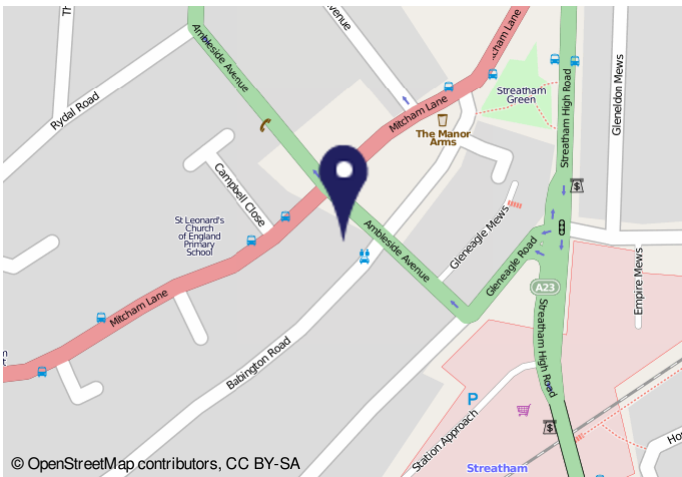
# Babington Road

Approximate Gross Internal Area (Excluding Eaves) = 119.2 sq m / 1283 sq ft  
 Reduced Headroom = 1.3 sq m / 14 sq ft  
 Total = 120.5 sq m / 1297 sq ft



**First 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. (ID338867)



**Energy Performance Certificate**

26, Babington Road, LONDON, SW16 6AH  
 Dwelling type: Top-floor maisonette  
 Date of assessment: 08 November 2016  
 Date of certificate: 09 November 2016  
 Reference number: 9564-2868-7395-8306-7361  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 117 sqm

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 making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Lighting	£ 327 over 3 years	£ 225 over 3 years
Heating	£ 3,863 over 3 years	£ 2,616 over 3 years
Hot Water	£ 363 over 3 years	£ 366 over 3 years
<b>Total</b>	<b>£ 4,553</b>	<b>£ 3,207</b>

Over 3 years you could save **£ 1,746**

**Estimated energy costs of this home**

Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 225 over 3 years
Heating	£ 3,863 over 3 years	£ 2,616 over 3 years
Hot Water	£ 363 over 3 years	£ 366 over 3 years
<b>Total</b>	<b>£ 4,553</b>	<b>£ 3,207</b>

You could save **£ 1,746** over 3 years

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 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 Rooms-in-roof insulation	£1,500 - £2,700	£ 679	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 627	✓
3 Low energy lighting for all fixed outlets	£ 500	£ 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 today to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0300 123 1234 (national toll-free call). 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.