

Prentis Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£1,000,000

- Six bedroom house
- Over 2400 sq ft and large garden



A fabulous six bedroom, semi-detached period house with large garden. The accommodation is arranged over three floors and has a lovely South-facing garden. There are a host of original features and the house has great charm and character throughout. This will make a magnificent family home once brought back to its former glory. This is an enviable location with the amenities of the high road at one end and the parkland of Tooting Bec Common are at the other, both Streatham and Streatham Hill stations are easily within reach, giving alternative routes into the city.

Prentis Road

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

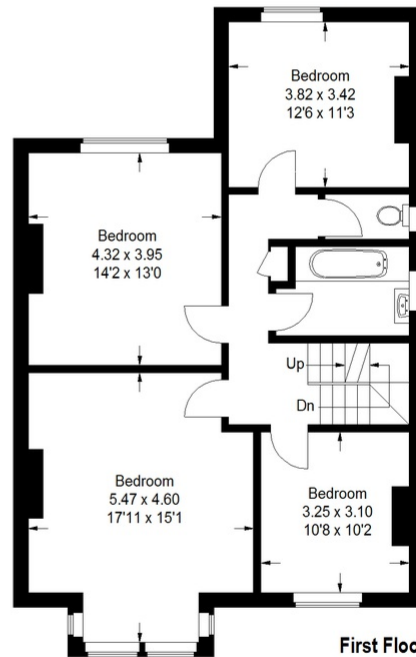
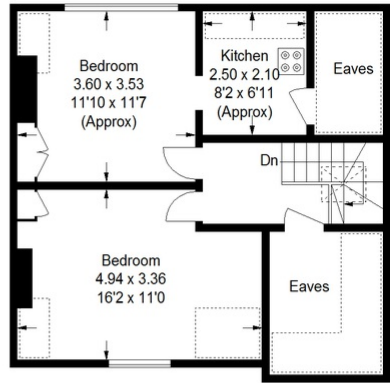
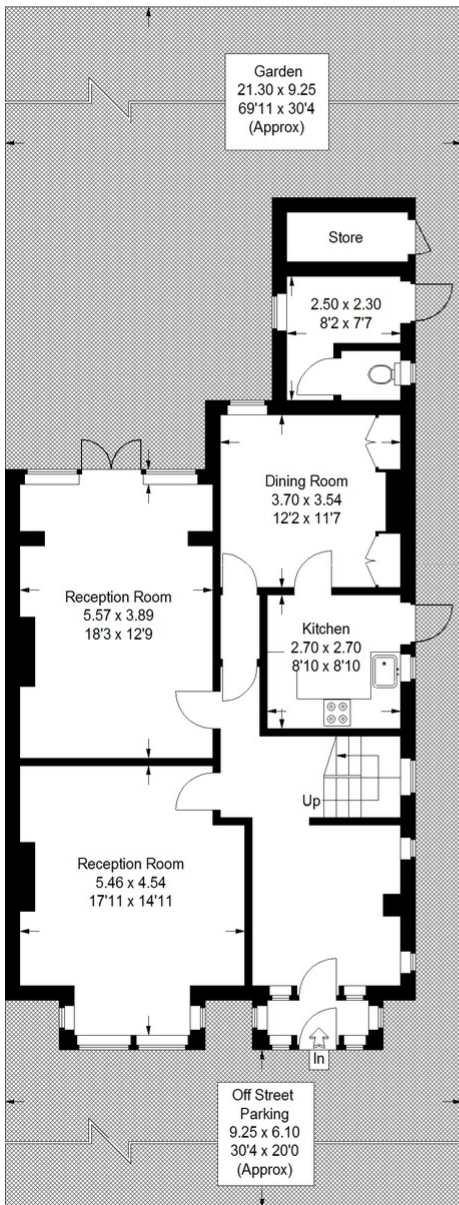
208.7 sq m / 2246 sq ft

Store (Excluding Reduced Headroom) = 0.3 sq m / 3 sq ft

Reduced Headroom / Eaves = 15.1 sq m / 162 sq ft

WC / External Area = 5.9 sq m / 63 sq ft

Total = 230 sq m / 2474 sq ft



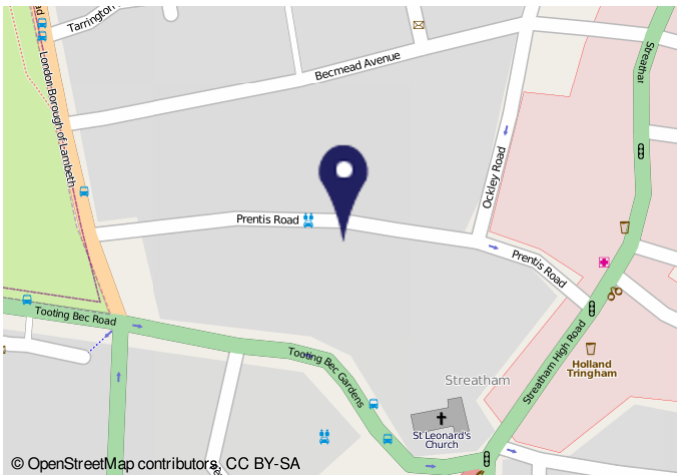
Ground Floor

Second Floor

First Floor

= Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID343428)



Energy Performance Certificate HM Government

35, Prentis Road, LONDON, SW16 1QB
 Dwelling type: Semi-detached house
 Date of assessment: 30 May 2017
 Date of certificate: 31 May 2017
 Reference number: 0458-2620-7253-8173-8021
 Type of assessment: RdSAP existing dwelling
 Total floor area: 211 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 6,993
Over 3 years you could save: £ 3,132

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 286 over 3 years	You could save £ 3,132 over 3 years
Heating	£ 6,198 over 3 years	£ 3,198 over 3 years	
Hot Water	£ 363 over 3 years	£ 300 over 3 years	
Total	£ 6,993	£ 3,684	

Energy Efficiency Rating

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 cookers, and electricity generated by microgeneration.

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.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Room-in-roof insulation	£1,500 - £2,700	£ 1,036	
2. Internal or external wall insulation	£3,000 - £74,000	£ 1,419	
3. Floor insulation (suspended floor)	£300 - £1,200	£ 93	

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 to save money visit www.gov.uk/energy-guidance or call 0800 553 304 (not an official site). The Green Deal may involve your home being visited and checked for fuel.

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.