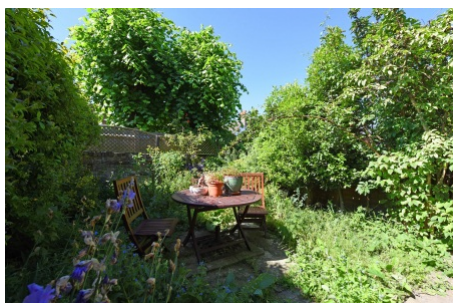


Wellfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£400,000

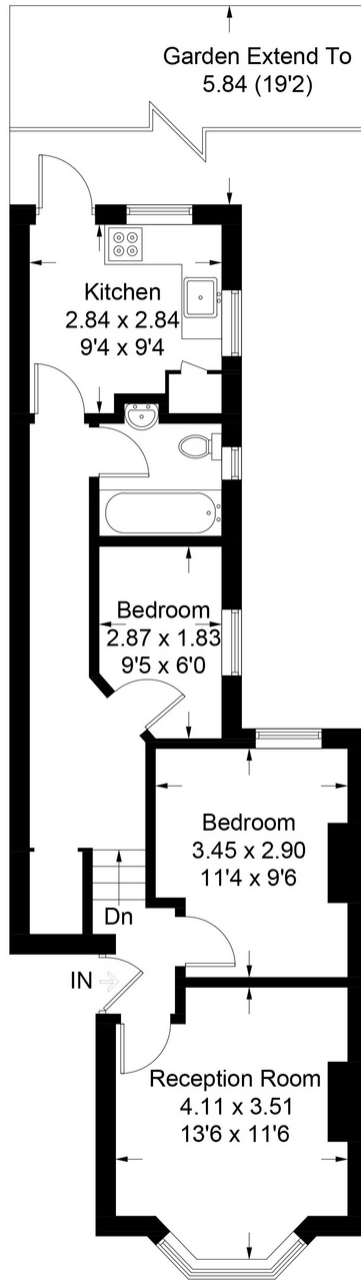
- Two bedroom flat
- Private garden



A two bedroom flat with private garden on this lovely residential street in the heart of Streatham. The flat occupies the ground floor of this attractive Victorian property, is being sold with a new lease and no chain. Wellfield Road is a short walk from the excellent amenities of Streatham High Road and the excellent train lines at Streatham and Streatham Hill stations.

Wellfield Road

Approximate Gross Internal Area Total = 52.5 sq m / 565 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID343272)



Energy Performance Certificate

54, Wellfield Road, LONDON, SW16 2BP
 Dwelling type: 1st/2nd floor house
 Date of assessment: 28 March 2014
 Date of certificate: 28 March 2014
 Reference number: 2256-7065-6247-4544-3950
 Type of assessment: RdSAP existing dwelling
 Total floor area: 48 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,298
Over 3 years you could save: £ 1,311

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 116 over 3 years	
Heating	£ 1,364 over 3 years	£ 675 over 3 years	
Hot Water	£ 860 over 3 years	£ 595 over 3 years	
Total	£ 2,298	£ 987	You could save £ 1,311 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. The electricity energy cost for heating appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Current: G Potential: B

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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Internal or external wall insulation	£4,000 - £14,000	£ 365	
2 Floor insulation	£800 - £1,200	£ 121	
3 Draught proofing	£80 - £120	£ 33	

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.direct.gov.uk/energy or call 0800 123 1234 (local cost national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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.