

## Penistone Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£800,000**

- Four bedroom House
- Unconverted loft



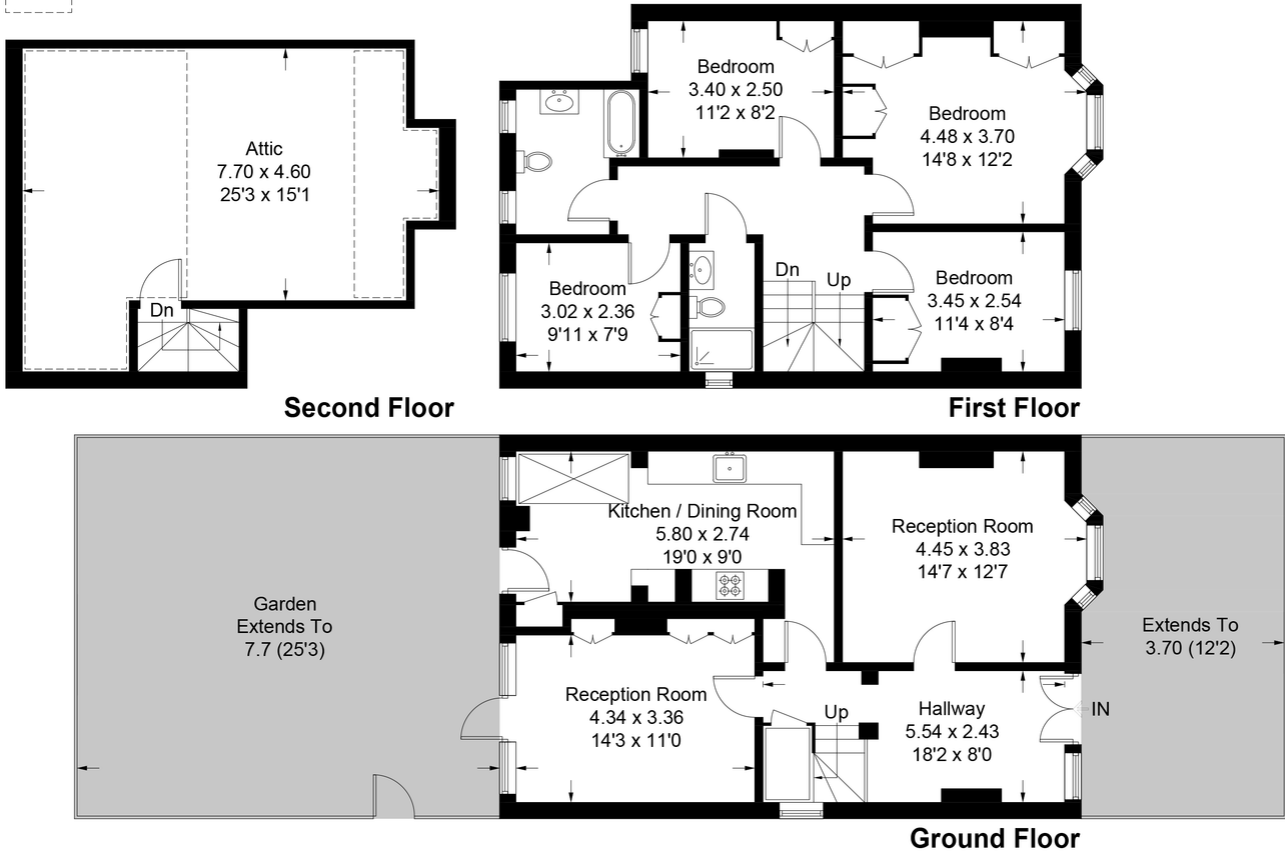
A truly magnificent four bedroom, two bathroom mock-Tudor family house on this quiet street near Streatham Common. The handsome property is very wide with large front and rear receptions and extended kitchen-diner. There are four ample bedrooms on the first floor and stairs leading to a large unconverted loft with excellent scope for conversion, subject to the usual permissions. The house is beautifully presented throughout with wooden floors and some working fireplaces. Penistone Road is a short walk from both Streatham Station (Thameslink city line) and Streatham Common Station (West end etc).

# Penistone Road

Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft  
 Reduced Headroom = 23.0 sq m / 248 sq ft  
 Total = 164.7 sq m / 1773 sq ft



= Reduced headroom below 1.5m / 5'0"



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. (ID347031)



**Energy Performance Certificate**

24, Penistone Road, LONDON, SW16 5LU  
 Dwelling type: End-terrace house  
 Date of assessment: 30 April 2014  
 Date of certificate: 02 May 2014  
 Reference number: 0421-2820-7747-6874-5441  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 120 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 4,362	£ 1,647

Estimated energy costs of this home		Potential future savings
Lighting	£ 252 over 3 years	£ 192 over 3 years
Heating	£ 3,861 over 3 years	£ 2,214 over 3 years
Hot Water	£ 309 over 3 years	£ 209 over 3 years
<b>Total</b>	<b>£ 4,362</b>	<b>£ 2,715</b>

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**

How energy efficient: lower rating is better  
 A (most efficient) B C D E F G (least efficient)

Current: G Potential: B

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 shows how the home 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 Internal or external wall insulation	£4,000 - £14,000	£ 1,140	
2 Floor insulation	£300 - £1,200	£ 150	
3 Draught proofing	£60 - £120	£ 75	

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.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 521 524 (national toll-free). 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.