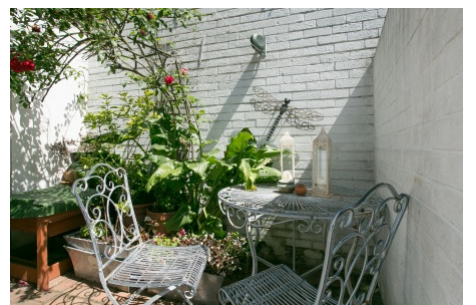


Wellfield Road, Streatham SW16

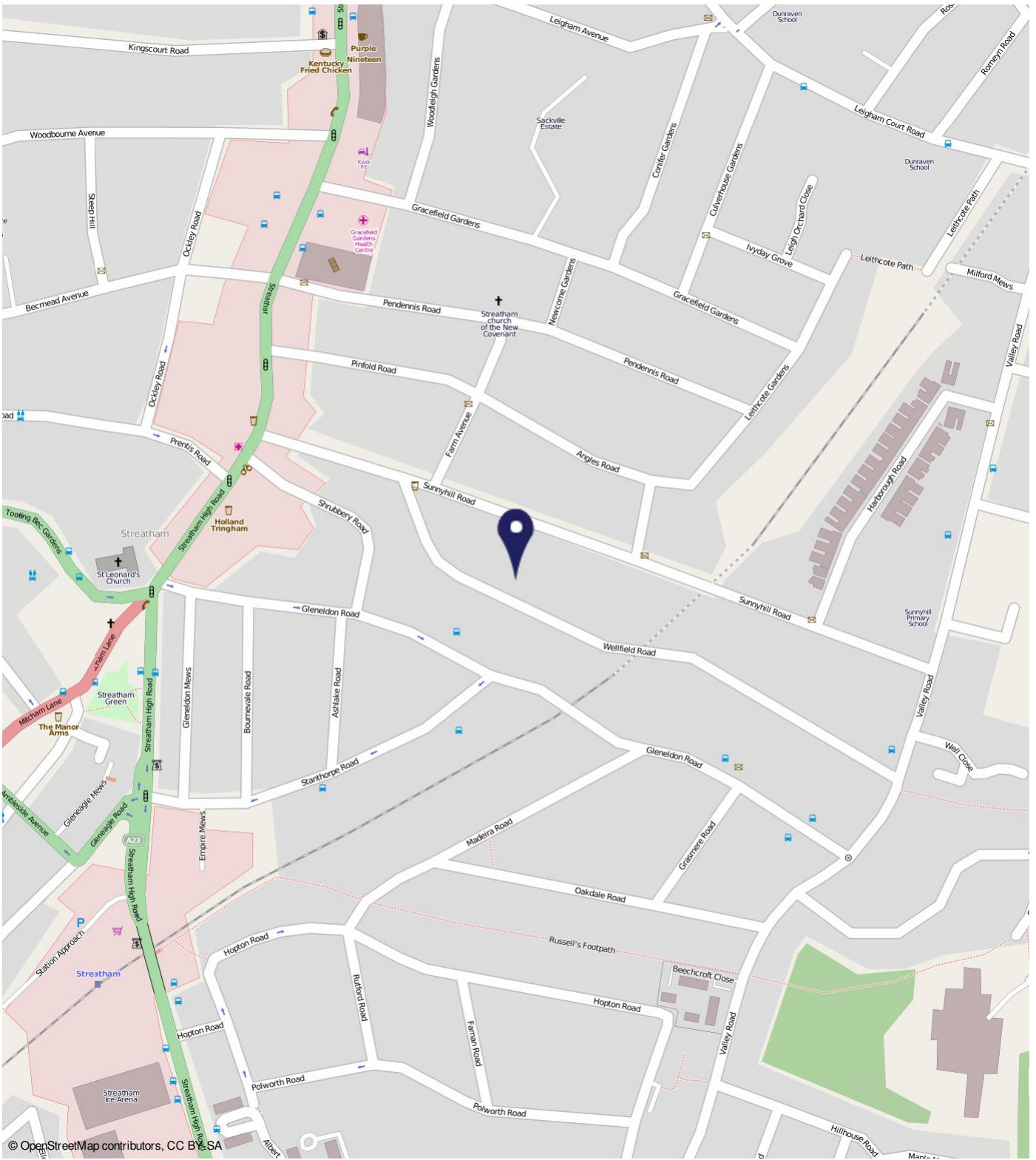
Borough: Lambeth

£1,550 pcm

- Charming two bedroom cottage
- Open plan living space



This beautifully presented Victorian house is arranged over two floors. The ground floor offers ample open plan living space with a separate living and dining area and modern fitted kitchen. Upstairs there are two double bedrooms and a modern bathroom suite with free standing bath and separate shower cubical. Additional benefits include; a private patio garden and neutral decor throughout. Wellfield Road is located within close proximity to Streatham and Streatham Hill BR as well as the local amenities that Streatham High Road has to offer.



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Wellfield Road, Streatham SW16

Distances

- To Streatham Rail Station 0.3 miles
- To Streatham Hill Rail Station 0.6 miles
- To Streatham Common Rail Station 0.8 miles
- To Tulse Hill Rail Station 1.1 miles

Energy Performance Certificate

5, Wellfield Road, LONDON, SW16 2BT
 Dwelling type: End-terrace house
 Date of assessment: 07 December 2012
 Date of certificate: 07 December 2012
 Reference number: 0438-1901-6252-8462-2974
 Type of assessment: RdSAP existing dwelling
 Total floor area: 79 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,484
Over 3 years you could save	£ 972

Estimated energy costs of this home		Potential future savings
Lighting	£ 287 over 3 years	£ 152 over 3 years
Heating	£ 1,914 over 3 years	£ 1,143 over 3 years
Hot Water	£ 283 over 3 years	£ 237 over 3 years
Total	£ 2,484	£ 1,532

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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.

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 shows how to be 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 over 3 years	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 952	
2 Floor insulation	£100 - £1,200	£ 122	
3 Draught proofing	£00 - £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 to save money, visit www.gov.uk/energy-guidance or call 0800 512 044 and speak to an adviser. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.