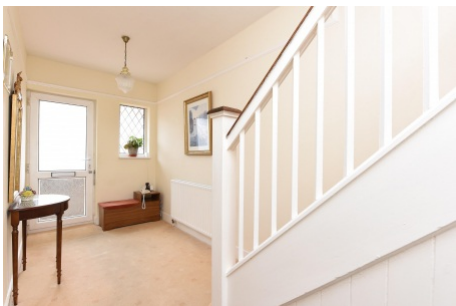


Gracefield Gardens, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £600,000

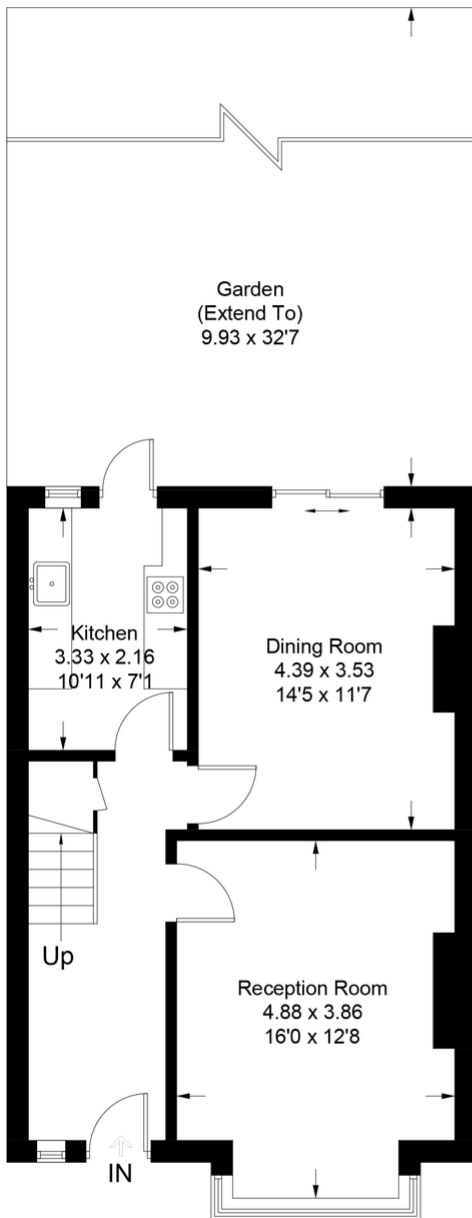
- 1930's House
- Three Bedrooms



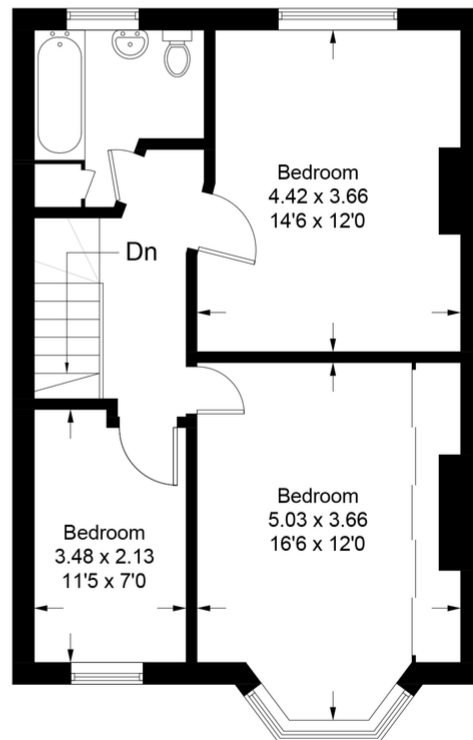
A good natural three bedroom mid terrace house with two receptions and kitchen in the heart of Streatham. The house would benefit from updating but is perfectly habitable to live in currently and has been a well-loved home for many years. Gracefield Gardens is a popular residential road, just off from Streatham High Road with the wide choice of bars, restaurants and shops. Dunraven School is in close proximity. The property is being sold with no onward chain. The closest overland station is Streatham Hill with direct access in to London Bridge, Victoria and Clapham Junction. Numerous bus routes line the high road both in to and out of Central London.

Gracefield Gardens

Approximate Gross Internal Area Total = 106.9 sq m / 1151 sq ft

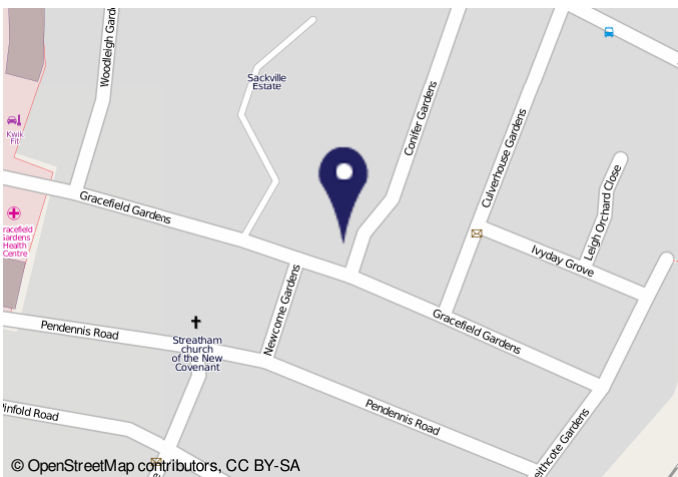


Ground Floor
Sq ft 580



First Floor
Sq ft 569

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID360300)



Energy Performance Certificate HM Government

73, Gracefield Gardens, LONDON, SW16 2TS
 Dwelling type: 1st floor house
 Date of assessment: 14 June 2017
 Date of certificate: 19 June 2017
 Reference number: 9968-5073-7246-5523-4934
 Type of assessment: RdSAP existing dwelling
 Total floor area: 111 sq'

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:	£ 2,547
Over 3 years you could save:	£ 690

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 2,057 over 3 years	£ 1,425 over 3 years	You could save £ 630 over 3 years
Hot Water	£ 286 over 3 years	£ 228 over 3 years	
Total	£ 2,547	£ 1,657	

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 running appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

How energy efficient: see rating scale

Very efficient: see rating scale	Current: D	Potential: C
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The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommended measures 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 save energy and money. The EPC rating also takes into account 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	£ 492	
2 Floor insulation (dependent floor)	£200 - £1,200	£ 60	
3 Solar water heating	£4,000 - £6,000	£ 111	

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 help to save money, visit www.gov.uk/energy-guidance or call 0800 553 304 (not available at night). The Green Deal may enable you to make your home warmer and cheaper to run.

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.