

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£575,000

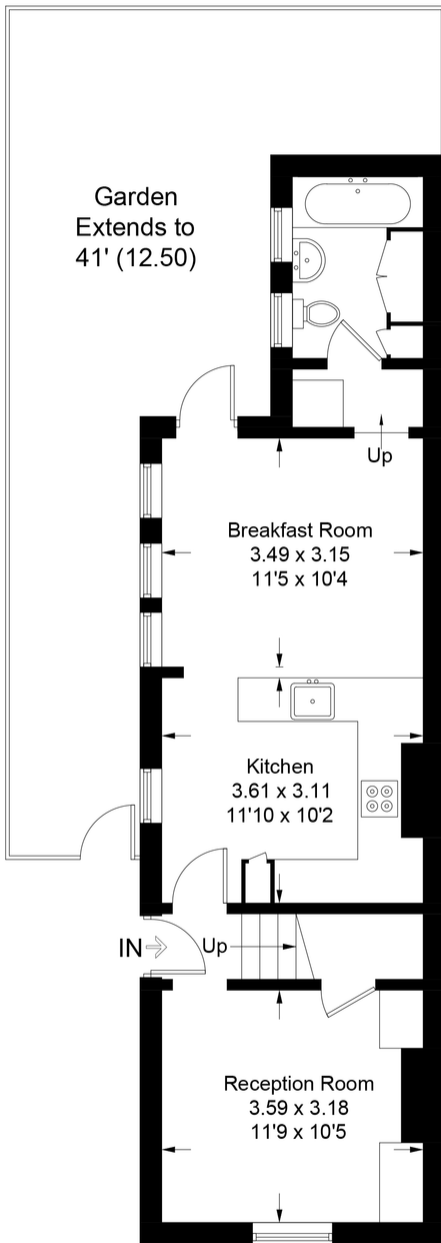
- Semi-detached Victorian cottage
- Extended kitchen-dining room



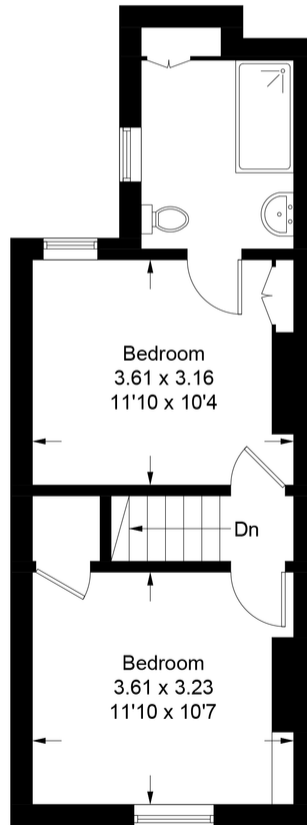
The best example of one of the most stunning semi-detached Victorian cottages we have seen. A lovely two bedroom, two bathroom house with beautiful landscaped garden. The dining room has been extended into the side return which gives a wonderful entertaining space and leaves a separate reception at the front of the house. There is plenty of storage in the loft above the two sizeable bedrooms and the property is in excellent condition throughout. It is also located on one of the most popular residential streets in central Streatham, close to the amenities of the high road and train stations but very quiet and friendly. The property is offered to the market chain free.

Wellfield Road

Approximate Gross Internal Area Total = 78.9 sq m / 849 sq ft

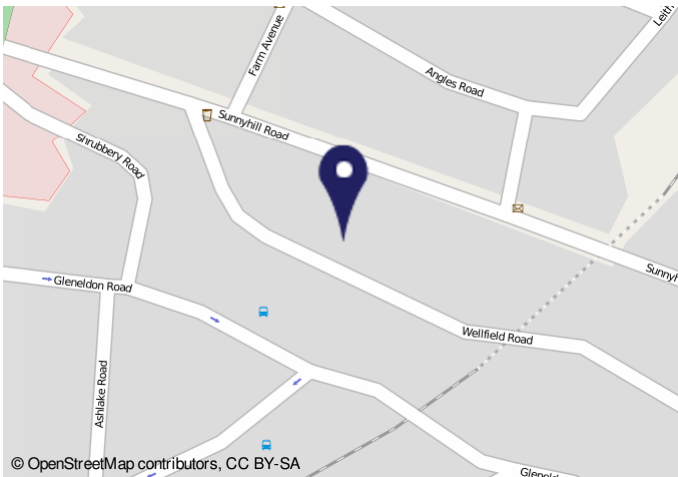


Ground Floor
Sq ft 491



First Floor
Sq ft 358

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID364197)



Energy Performance Certificate HM Government

67, Wellfield Road, LONDON, SW16 2BT
 Dwelling type: Semi-detached house
 Date of assessment: 14 August 2017
 Date of certificate: 21 August 2017
 Reference number: 0356-2634-7187-6563-0565
 Type of assessment: RdSAP existing dwelling
 Total floor area: 85 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: £ 2,394
Over 3 years you could save: £ 777

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Potential future savings	You could save
Lighting	£ 316 over 3 years	£ 162 over 3 years	£ 154
Heating	£ 1,883 over 3 years	£ 1,181 over 3 years	£ 702
Hot Water	£ 303 over 3 years	£ 204 over 3 years	£ 99
Total	£ 2,502	£ 1,547	£ 955

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 sockets, 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 shown here 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	£ 537	Yes
2 Low energy lighting for all fixed outlets	£50	£ 138	Yes
3 Side wall heating	£4,000 - £8,000	£ 102	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and actions you could take today to save money visit www.gov.uk/energy-guidance or call 0800 123 1234 (not an official site). 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.