

Wellfield Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£425,000

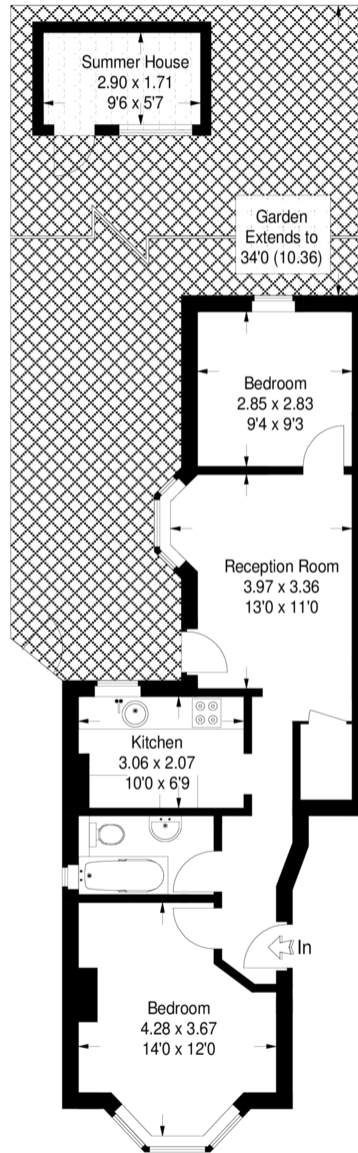
- Two bedrooms
- Private garden



A beautifully presented two bedroom flat with private rear garden. Situated on Wellfield Road, one of the most popular streets in the area, the flat is a short walk from the amenities of Streatham High Road and the stations of Streatham and Streatham Hill. The well appointed accommodation is finished with contemporary bathroom and kitchen.

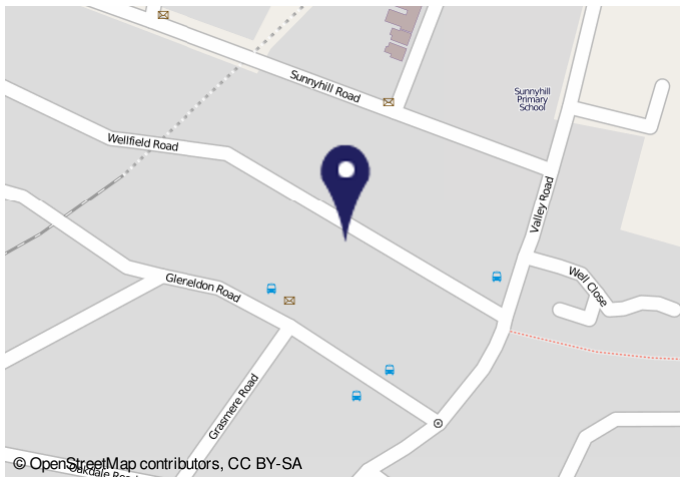
Wellfield Road

Approximate Gross Internal Area = 52 sq m / 560 sq ft
 Summer House = 5 sq m / 54 sq ft
 Total = 57 sq m / 613 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID68868)



Energy Performance Certificate

Ground Floor Flat, 158 Wellfield Road, LONDON, SW19 2BU
 Dwelling type: Ground floor flat Reference number: 8000-5021-6020-3767-0673
 Date of assessment: 17 June 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 19 June 2013 Total floor area: 47 sqm

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: £ 1,683
Over 3 years you could save: £ 609

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 56 over 3 years	£ 96 over 3 years	You could save £ 609 over 3 years
Heating	£ 1,389 over 3 years	£ 774 over 3 years	
Hot Water	£ 239 over 3 years	£ 204 over 3 years	
Total	£ 1,683	£ 1,074	

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

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 359	Yes
2 Floor insulation	£800 - £1,200	£ 148	Yes
3 Replace boiler with new condensing boiler	£2,300 - £3,000	£ 64	Yes

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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.