

Wyatt Park Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

Offers in excess of £450,000

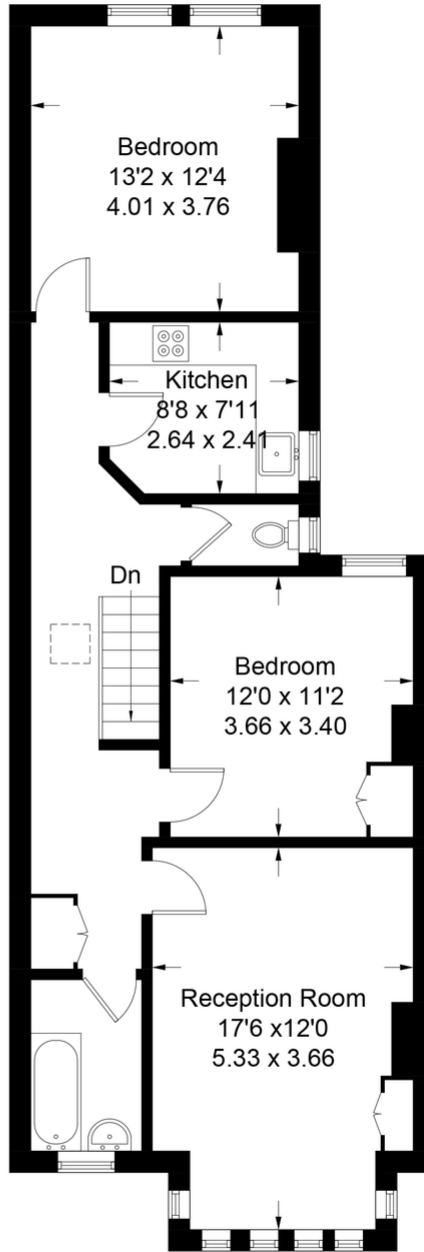
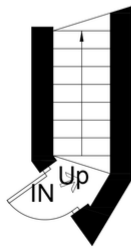
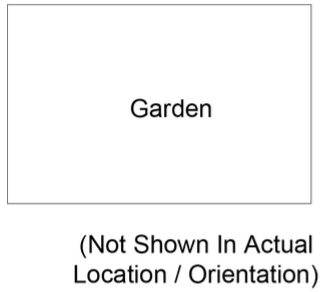
- Large first floor flat
- Spacious two bedroom



A spacious two bedroom first floor flat that requires refurbishment. The property occupies the entire first floor of this converted period house. There is a private section of garden to the rear. The property would benefit from modernisation and offers a great opportunity for someone to renovate in their own style. There is loft space available in the demise that would benefit from a loft conversion. Located off the high road the shops bars and restaurants are close at hand as is the station which connects you to victoria in twenty minutes.

Wyatt Park Road

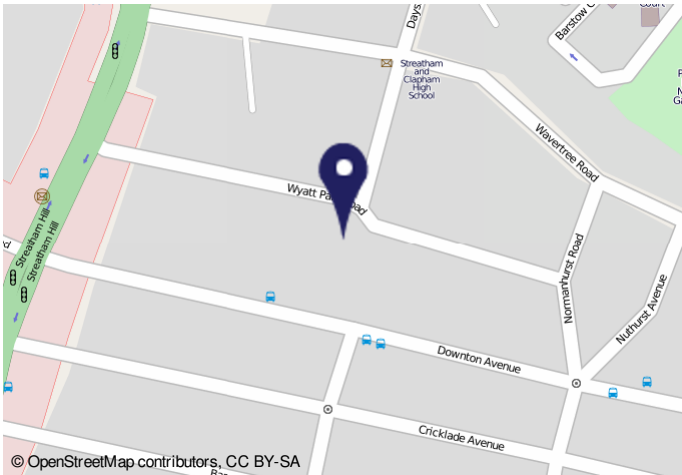
Approximate Gross Internal Area = 76.6 sq m / 825 sq ft



Ground Floor
Sq ft 20

First Floor
Sq ft 805

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID373977)



Energy Performance Certificate HM Government

First Floor Flat, 16 Wyatt Park Road, LONDON, SW2 3TP

Dwelling type: Top-floor flat Reference number: 0145-2876-7911-8006-8425
 Date of assessment: 06 September 2016 Type of assessment: RUSAP existing dwelling
 Date of certificate: 07 September 2016 Total floor area: 14 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,962
Over 3 years you could save £ 1,029

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 50 over 3 years	£ 45 over 3 years	You could save £ 1,029 over 3 years
Heating	£ 1,564 over 3 years	£ 663 over 3 years	
Hot Water	£ 258 over 3 years	£ 105 over 3 years	
Total	£ 1,862	£ 813	

These figures show how much the average household should spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy used for running 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 it 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	£ 663	Yes
2 Low energy lighting for all fixed outlets	£20	£ 50	Yes
3 Heating controls (room thermostat)	£300 - £400	£ 54	Yes

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

To find out more about the recommended measures and the actions you could take today to save money visit www.gov.uk/energy-performance-certificate or call 0800 771 324 (national toll-free). 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.