

Babington Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£650,000

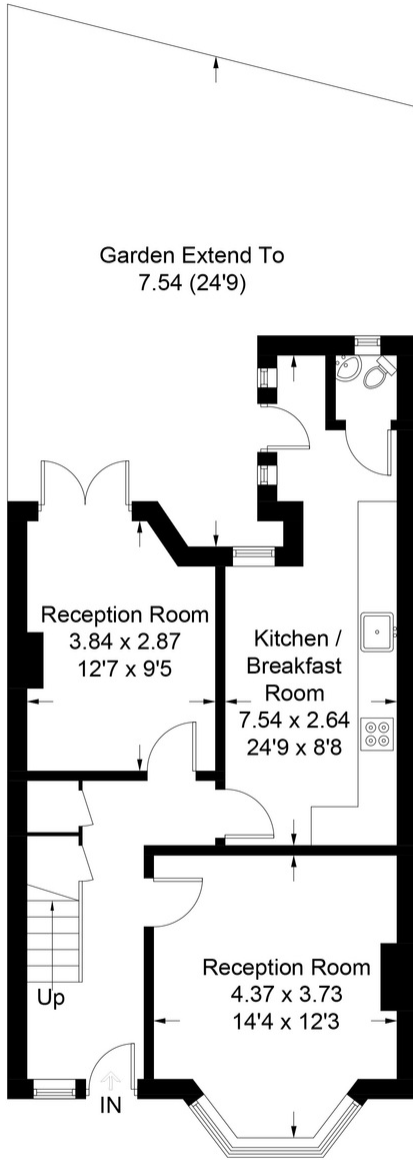
- Three bedrooms
- Edwardian House



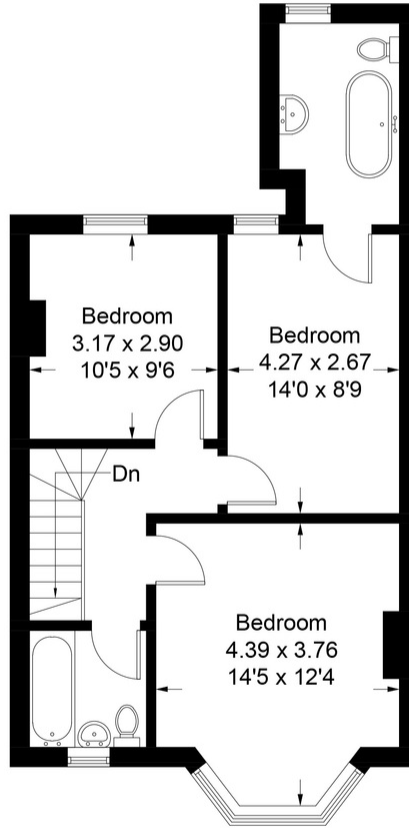
A lovely three bedroom Edwardian house which is presented in very good condition and offered chain free. To the rear of the house is a private garden and there is also a large loft with potential for extension subject to the usual permissions. The house is neatly located a short walk from the excellent shops, bars and restaurants of Streatham High Road, there is brilliant transport links from Streatham Station and bus routes in to the City and the wide open spaces of Tooting Bec Common and Streatham Common.

Babington Road

Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft

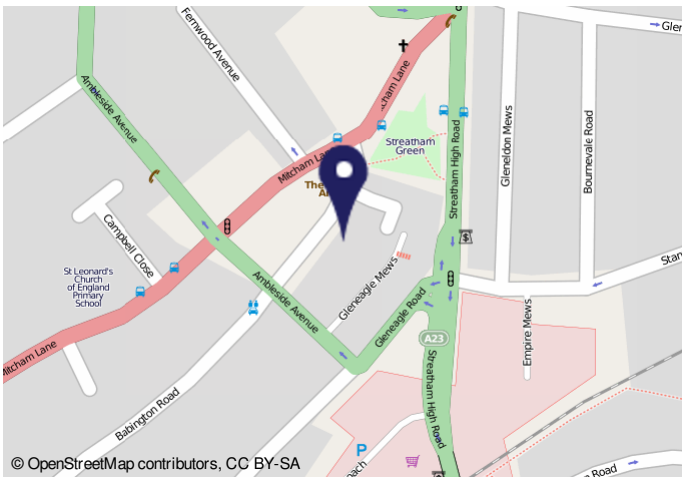


Ground Floor
Sq ft 583



First Floor
Sq ft 563

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID386727)



Energy Performance Certificate HM Government

10, Babington Road, LONDON, SW18 6AP
 Dwelling type: Mid-terrace house
 Date of assessment: 07 July 2015
 Date of certificate: 08 July 2015
 Reference number: 0216-2853-7835-8505-1601
 Type of assessment: RdSAP existing dwelling
 Total floor area: 106 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: £ 3,465
Over 3 years you could save: £ 1,614

Estimated energy costs of this home		Potential costs	
Lighting	Current costs	£ 222 over 3 years	£ 222 over 3 years
Heating	£ 2,888 over 3 years	£ 1,388 over 3 years	
Hot Water	£ 357 over 3 years	£ 245 over 3 years	
Total	£ 3,465	£ 1,855	You could save £ 1,614 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water and 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 shows how to save on 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 Increase loft insulation to 270 mm	£100 - £300	£ 687	
2 Internal or external wall insulation	£3,000 - £14,000	£ 896	
3 Floor insulation (suspended floor)	£300 - £1,200	£ 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 save money visit www.gov.uk/energy-guidance or call 0800 553 304 (national general enquiries). 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.