

## Wellfield Road, Streatham SW16

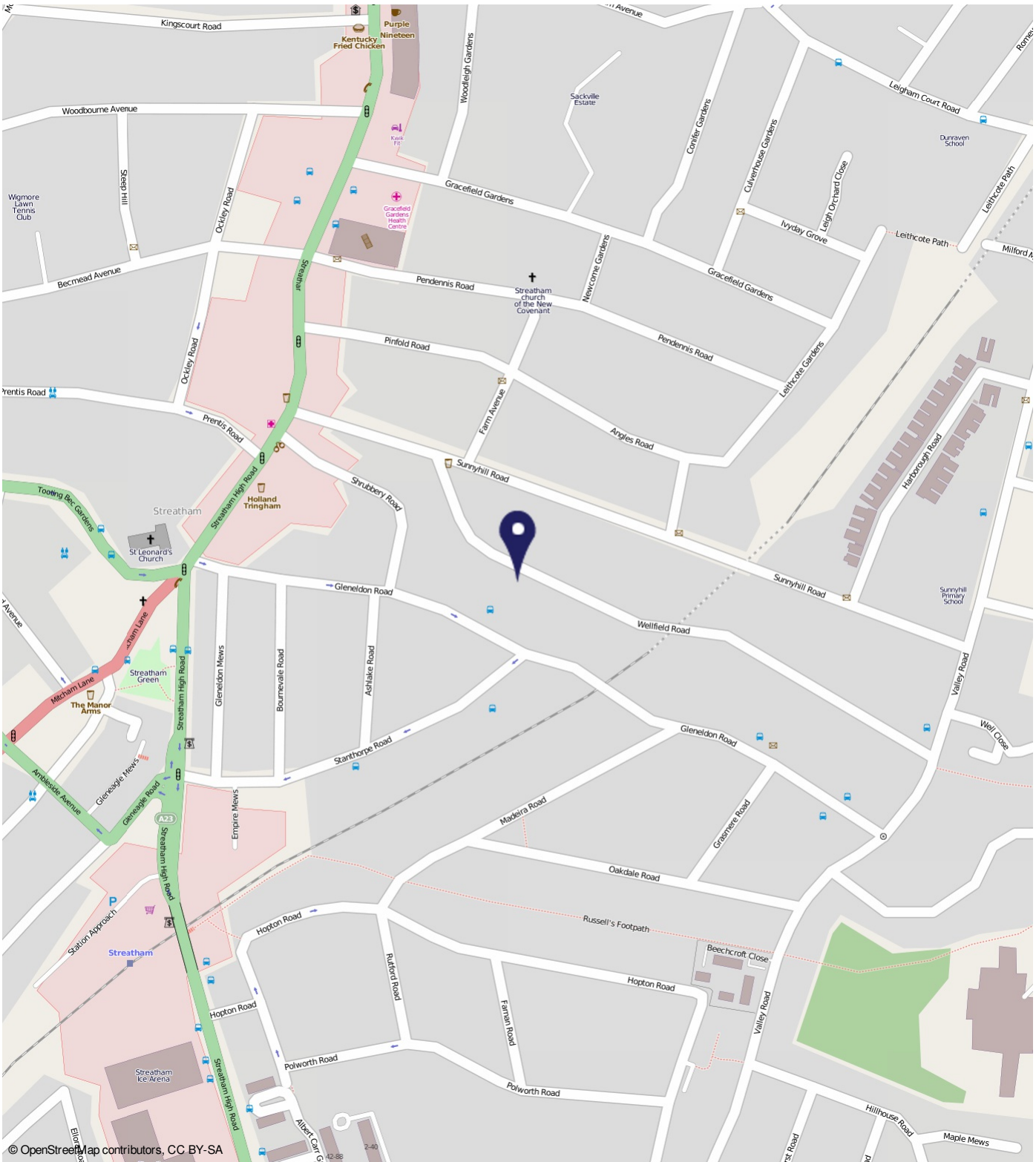
Borough: Lambeth

**£1,050 pcm**

- Two bedroom flat
- Large reception room



A spacious and bright two bedroom, split level flat in a converted Victorian building. This property comprises a large reception room, two bedrooms, one single and one double, kitchen fitted with appliances and tiled bathroom. This property is within close proximity of Streatham High Road which benefits for an array of shops, bars and great transport links into the city. Available now.



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### Distances

- To Streatham Rail Station 0.3 miles
- To Streatham Hill Rail Station 0.6 miles
- To Streatham Common Rail Station 0.8 miles
- To Tulse Hill Rail Station 1.2 miles

**Energy Performance Certificate**

Plot 5, 68 Wellfield Road, LONDON, SW16 2BP

Dwelling type: Top-Roor flat  
 Date of assessment: 08 October 2009  
 Date of certificate: 12 October 2009  
 Reference number: 5003-2888-6502-0501-7531  
 Floor area: 93 sq. ft.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
A	A	76	B	B	73
B	B	73	C	C	56
C	C	70	D	D	56
D	D	67	E	E	56
E	E	64	F	F	56
F	F	61	G	G	56
G	G	58	G	G	56

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	361 kWh/m <sup>2</sup> per year	224 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	2.0 tonnes per year
Lighting	£54 per year	£27 per year
Heating	£400 per year	£314 per year
Hot water	£177 per year	£92 per year

**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.