

Ivyday Grove, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £650,000

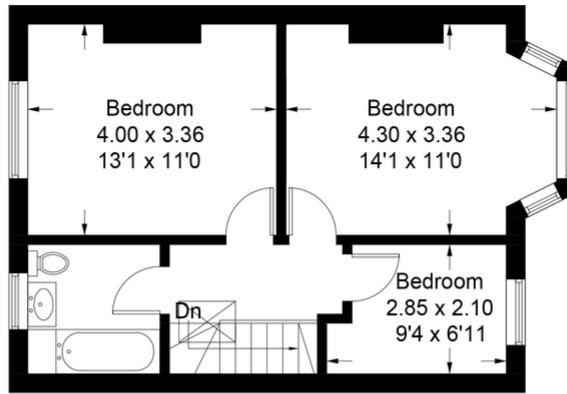
- Three bedrooms
- 1930's property



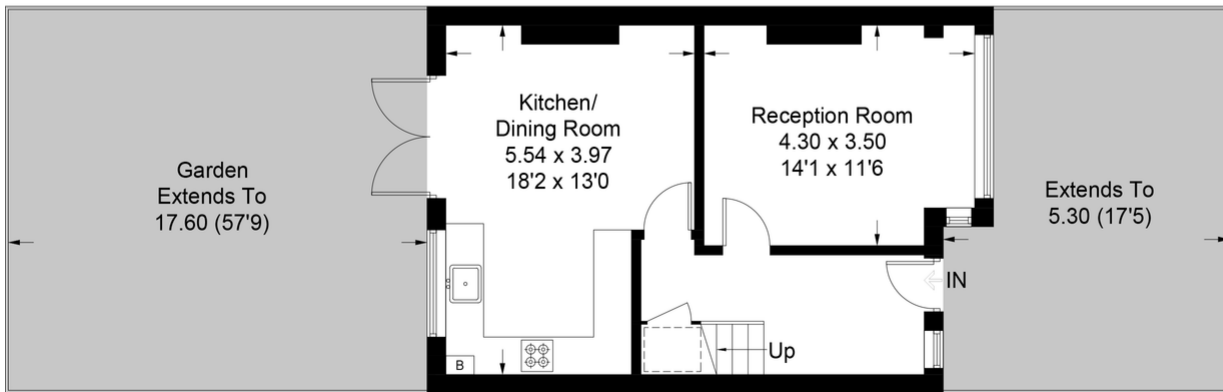
A fabulous three bedroom house in close proximity of Streatham Hill. The 1930's property has a wonderful south-west facing garden, meaning sun all through the day and mainly laid to lawn. The house is beautifully presented throughout in a stylish manner with large kitchen-diner and separate reception room with period fireplace. To the front of the property the drive has been recently paved and there is a large loft space with the potential for extension. Ivyday Grove is a tiny residential street that offers easy access to great local schools and the excellent array of shops, bars and restaurants of the High Road.

Ivyday Grove

Approximate Gross Internal Area = 88.0 sq m / 947 sq ft
 Reduced Headroom = 0.7 sq m / 8 sq ft
 Total = 88.7 sq m / 955 sq ft

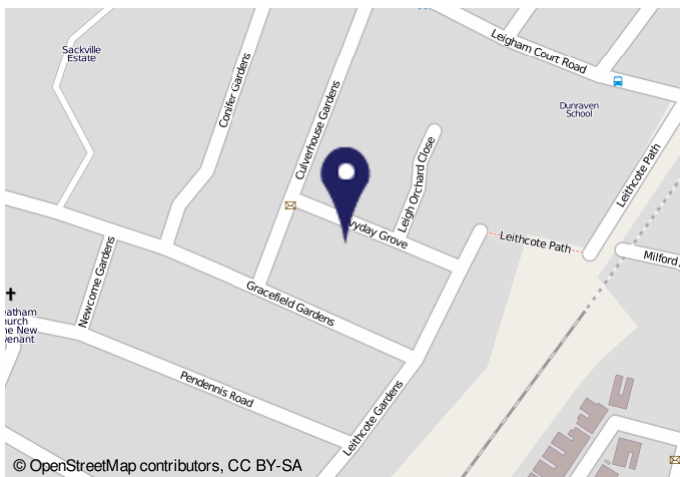


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID390083)



Energy Performance Certificate HM Government

8, Ivyday Grove, LONDON, SW18 2XD
 Dwelling type: Mid-terrace house
 Date of assessment: 24 May 2013
 Date of certificate: 24 May 2013
 Reference number: 2548-9017-7215-0967-8950
 Type of assessment: RdSAP existing dwelling
 Total floor area: 93 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: £ 2,142
Over 3 years you could save: £ 651

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 255 over 3 years	£ 153 over 3 years	£ 102 over 3 years
Heating	£ 1,740 over 3 years	£ 1,191 over 3 years	£ 549 over 3 years
Hot Water	£ 147 over 3 years	£ 147 over 3 years	£ 0 over 3 years
Total	£ 2,142	£ 1,491	£ 651

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 shows how to save energy 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 measure	Indicative cost over 3 years	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £300	£ 81	Yes
2 Internal or external wall insulation	£3,000 - £14,000	£ 303	Yes
3 Floor insulation	£100 - £1,200	£ 50	Yes

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 help to save money visit www.gov.uk/energy-guidance or call 0800 553 304 (landline) or 0800 553 304 (mobile).

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.