

Rowan Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £400,000

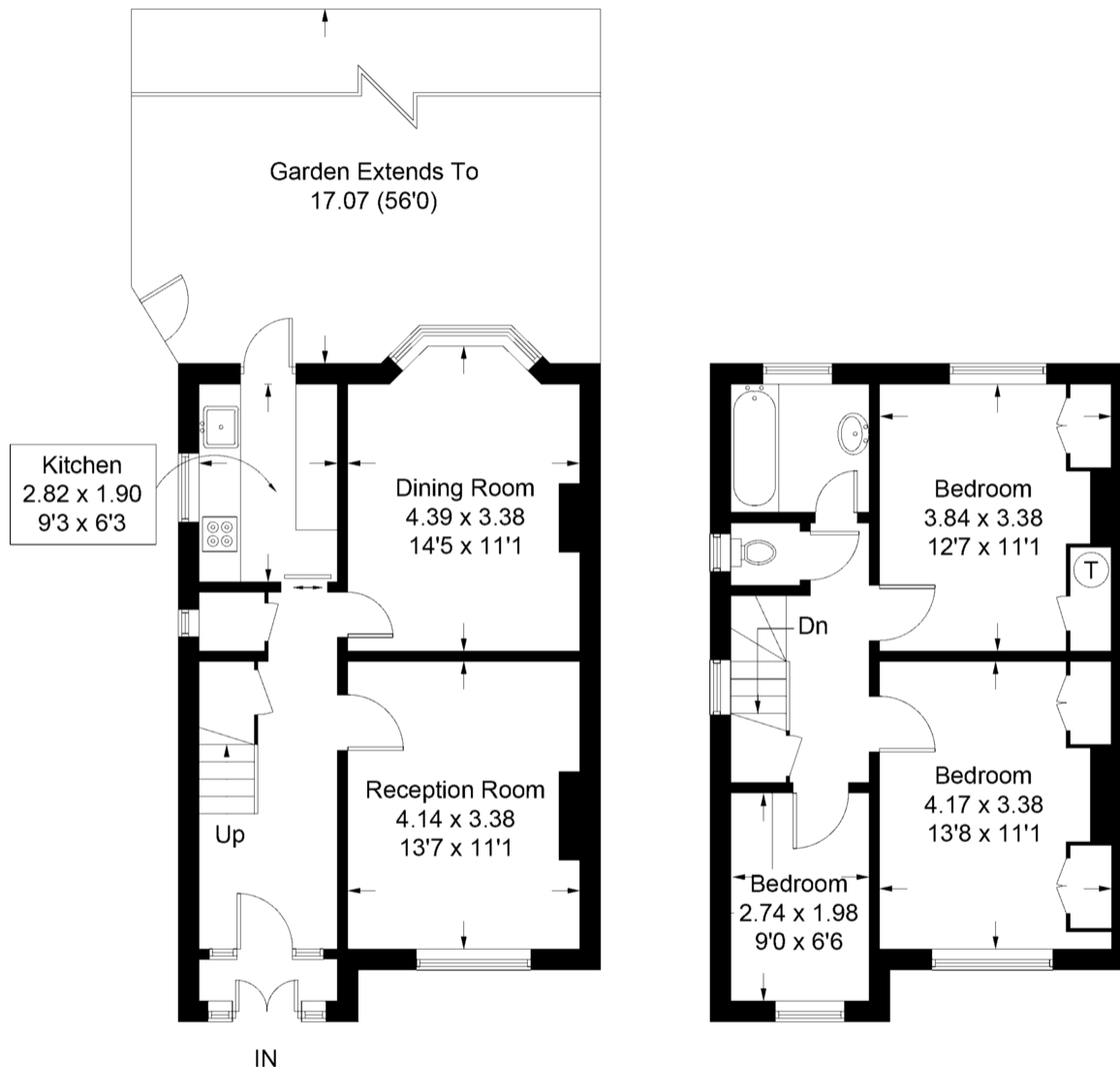
- Three bedroom
- Very large private garden



A semi detached three bedroom house with good potential and in need of modernisation. The property consists of two double bedrooms and one single. It benefits from a lovely front drive for off street parking and a very large private garden extending to roughly 56ft. The garden backs onto a recreational park featuring a childrens play area and there are local bus routes on Rowan Road. The nearest stations are Mitcham Eastfields, Norbury and Streatham Common. The property is being offered with no onward chain.

Rowan Road

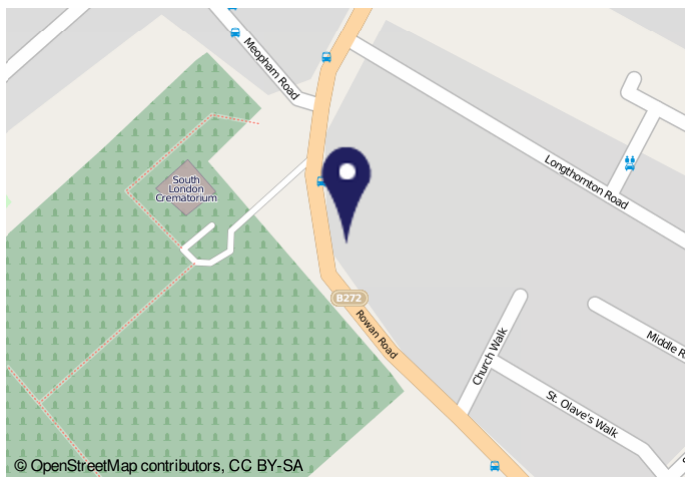
Approximate Gross Internal Area Total = 93.6 sq m / 1008 sq ft



Ground Floor
Sq ft 510

First Floor
Sq ft 498

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID 412542)



Energy Performance Certificate HM Government

128, Rowan Road, LONDON, SW16 5JQ

Dwelling type: Semi-detached house
Reference number: 8036-7627-0640-8679-7906
Date of assessment: 01 March 2018
Type of assessment: RdSAP existing dwelling
Date of certificate: 06 March 2018
Total floor area: 92 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: £ 3,498
Over 3 years you could save: £ 1,992

Estimated energy costs of this home		Potential costs		Potential future savings
Current costs	Over 3 years	Potential costs	Over 3 years	You could save
Lighting	£ 336	£ 168	£ 168	£ 1,992
Heating	£ 2,337	£ 1,098	£ 1,239	
Hot Water	£ 625	£ 222	£ 403	
Total	£ 3,498	£ 1,488	£ 2,010	

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 shown here 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 822
2 Floor insulation (groundwater floor)	£600 - £1,200	£ 160
3 Increase hot water cylinder insulation	£10 - £30	£ 81

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

To find out more about the recommendations and the actions you could take to save money visit www.gov.uk/energy-efficiency-consultation or call 0800 123 1234 (not available at night). The Green Deal may enable you to finance your home warmer and cheaper at low interest.

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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.