

Fernwood Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£450,000

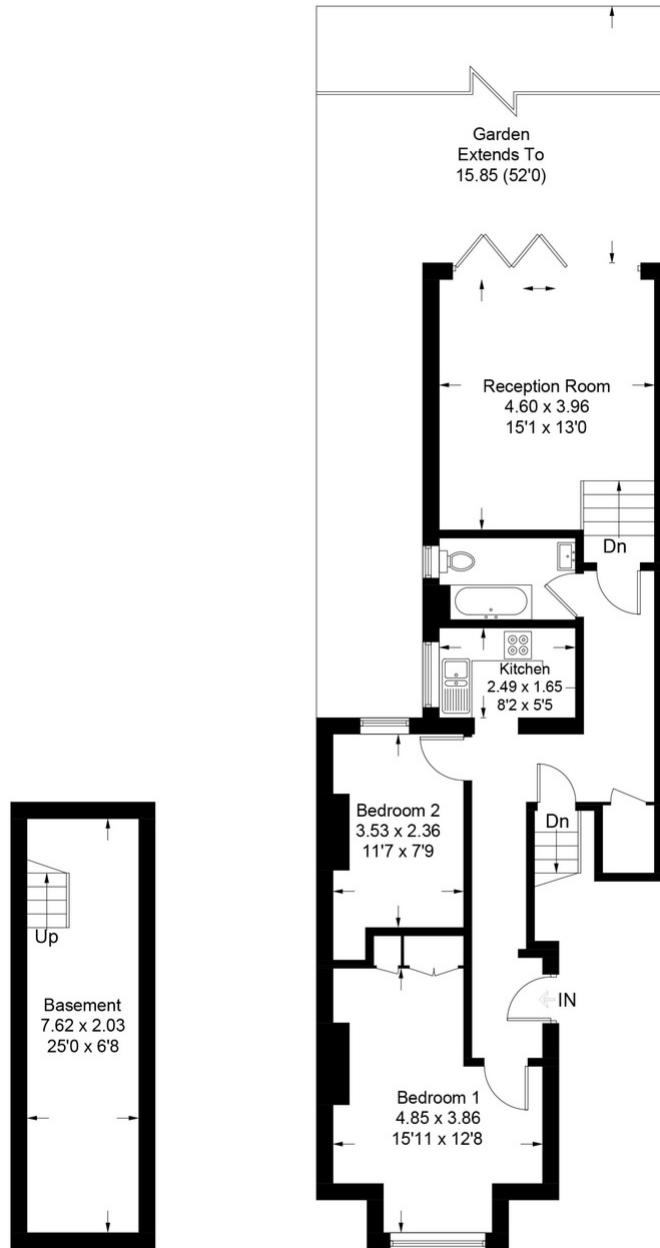
- Two double bedrooms
- Bi-fold doors onto a large private garden



A delightful two double bedroom garden flat. It occupies the ground floor of a handsome converted period building on a one-way residential road of period houses and flats. There are bifold doors from the reception room onto a large private garden and most rooms have period features such as fireplaces and high ceilings with mouldings. It's light and airy throughout and has a very homely feel. Tooting Bec Common is at the end of the road and Streatham High Street at the other with an excellent gastro pub. Buses are numerous on the High Road and Streatham station is five minutes' walk where there is a new M & S food hall.

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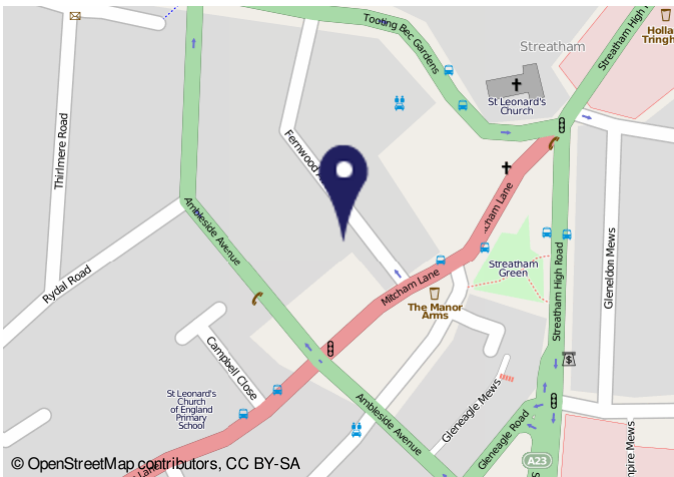
Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



Basement
Sq ft 168

Ground Floor
Sq ft 754

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID419649)



Energy Performance Certificate HM Government

Flat 1, 28 Fernwood Avenue, LONDON, SW16 1RD
 Dwelling type: Ground floor flat
 Date of assessment: 26 November 2013
 Date of certificate: 27 November 2013
 Reference number: 8857-7828-1208-7666-9928
 Type of assessment: RdSAP existing dwelling
 Total floor area: 66 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: £ 2,424
Over 3 years you could save: £ 987

Estimated energy costs of this home		Potential costs		Potential future savings	
	Current costs				
Lighting	£ 231 over 3 years	£ 106 over 3 years			
Heating	£ 1,889 over 3 years	£ 981 over 3 years			
Hot Water	£ 324 over 3 years	£ 320 over 3 years			
Total	£ 4,444	£ 1,407			You could save £ 987 over 3 years

These figures show how much the average household would spend in this property for heating, lighting 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 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 570	
2 Floor insulation	£300 - £1,200	£ 208	
3 Draught proofing	£50 - £120	£ 27	

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 512 264 (landline) or 0800 512 264 (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.