

Knollys Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£650,000

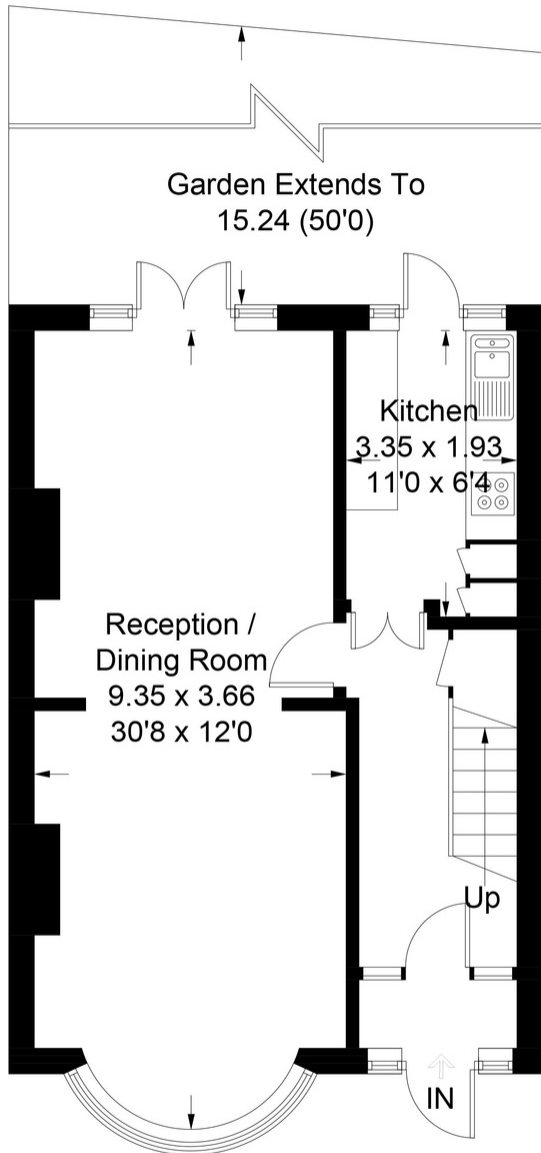
- Three bedrooms
- Large front garden and 50-foot rear garden



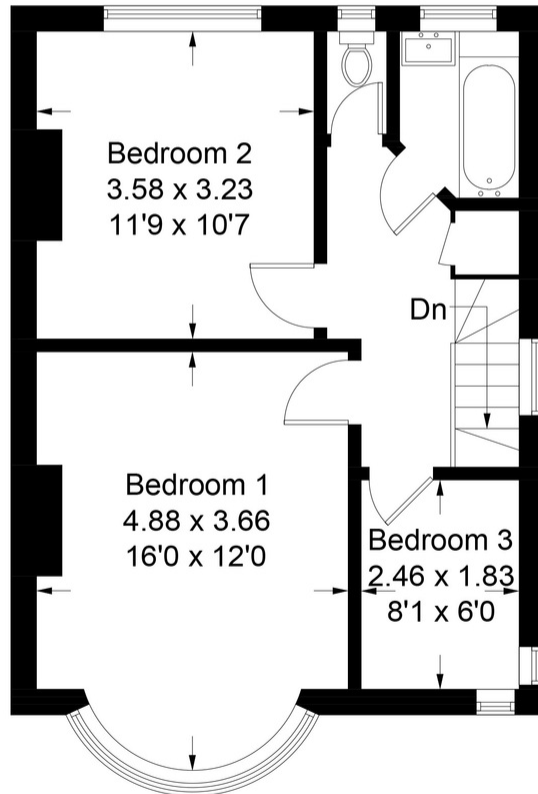
A three bedroom semi detached family house with double reception room and 50-foot rear garden. The house is in a raised position with a large front and rear gardens. The accommodation is smart and bright. Tulse Hill and Streatham Hill stations are within ten minutes' walk and offer different routes into the city or there are buses on nearby roads.

Knolly Road, SW16

Approximate Gross Internal Area Total = 95 sq m / 1023 sq ft

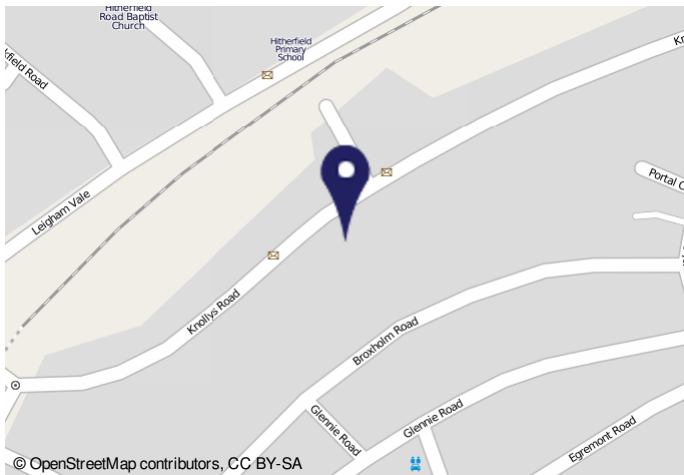


Ground Floor
Sq ft 535



First Floor
Sq ft 488

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID419967)



Energy Performance Certificate HM Government

40, Knolly Road, LONDON, SW16 2JX
Dwelling type: End-terrace house
Date of assessment: 20 March 2018
Date of certificate: 22 March 2018

Reference number: 0130-2940-7970-8628-1335
Type of assessment: RdSAP, existing dwelling
Total floor area: 95 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: £ 2,697
Over 3 years you could save: £ 1,050

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 189 over 3 years	You could save £ 1,050 over 3 years
Heating	£ 1,869 over 3 years	£ 1,522 over 3 years	
Hot Water	£ 498 over 3 years	£ 246 over 3 years	
Totals	£ 2,697	£ 1,957	

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 running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

This 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 it 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	£ 627
2 Floor insulation (unupgraded floor)	£800 - £1,200	£ 144
3 Low energy lighting for all fixed outlets	£40	£ 123

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

To find out more about the recommendations and other actions you could save money on, visit www.gov.uk/energy-efficiency-calculator or call 0800 125 1254 (limited regional call). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.