

Tankerville Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £750,000

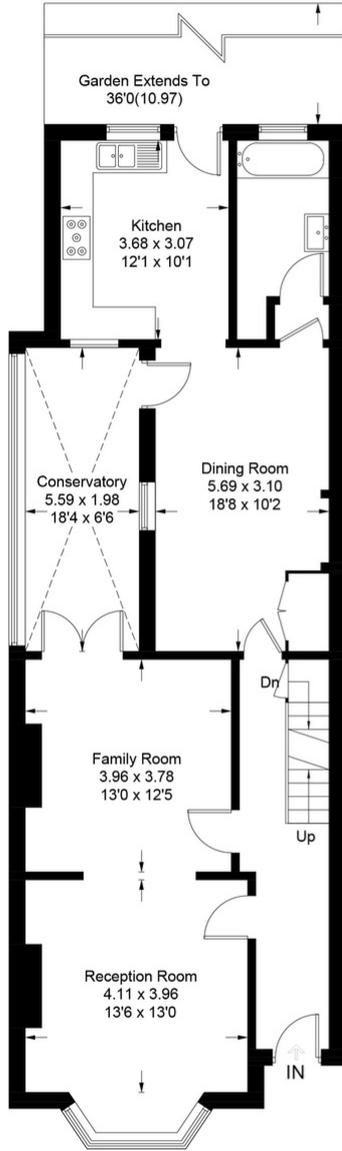
- Four bedrooms and two bathrooms - over 2300 sq ft
- Semi-detached Victorian house



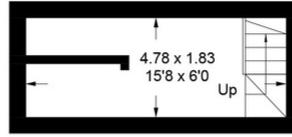
An excellent opportunity to create a spacious, family house with large garden very close to Streatham Common train station. The house is very large with double reception, kitchen-diner, conservatory, cellar, four bedrooms and two bathrooms and attic space. The property also has off-street parking but would benefit from refurbishment.

Tankerville Road SW16

Approximate Gross Internal Area = 222 sq m / 2390 sq ft

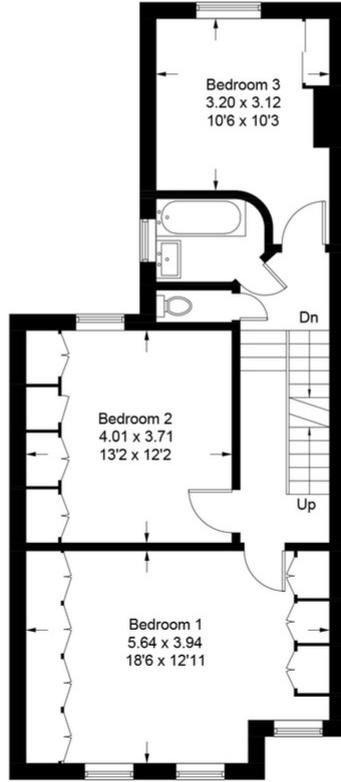


Ground Floor
1046 Sq ft

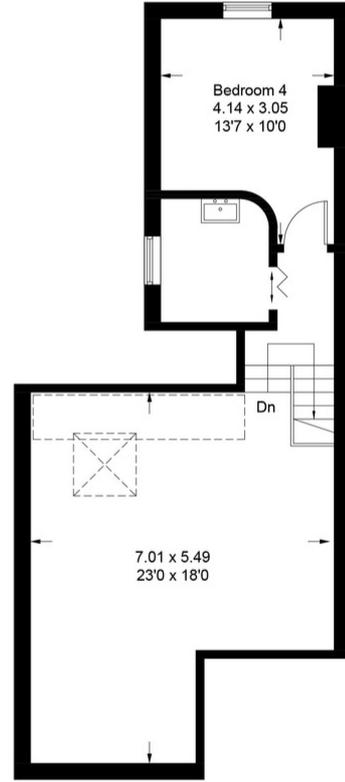


Basement
96 Sq ft

= Reduced headroom below 1.5m / 5'0

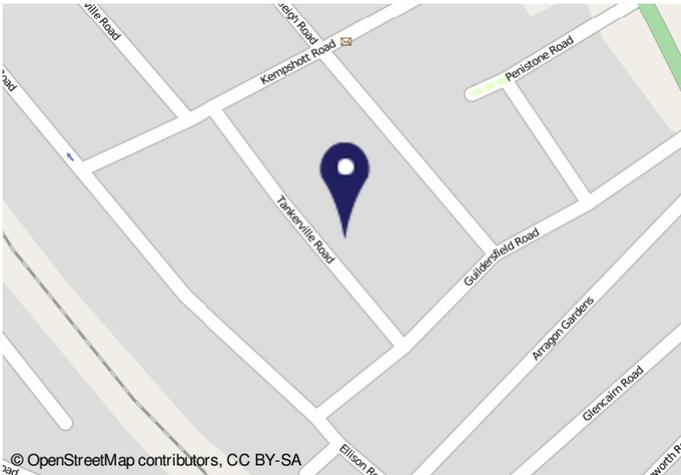


First Floor
672 Sq ft



Second Floor
576 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID420992)



Energy Performance Certificate

39, Tankerville Road, LONDON, SW16 5LW
 Dwelling type: Semi-detached house
 Date of assessment: 20 February 2017
 Date of certificate: 20 February 2017
 Reference number: 2756-7038-6262-8503-4980
 Type of assessment: RdSAP existing dwelling
 Total floor area: 201 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: **£ 6,360**
Over 3 years you could save **£ 2,625**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 306 over 3 years	
Heating	£ 5,715 over 3 years	£ 3,087 over 3 years	You could save £ 2,625 over 3 years
Hot Water	£ 342 over 3 years	£ 342 over 3 years	
Total	£ 6,360	£ 3,975	

These figures show how much the average household should spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy used for running appliances like TVs, computers and cookers, 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 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. Room-in-roof insulation	£1,500 - £2,700	£ 725
2. Cavity wall insulation	£300 - £1,500	£ 158
3. Internal or external wall insulation	£4,000 - £14,000	£ 1,296

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

To find out more about the recommended improvement actions you could save money, visit www.gov.uk/energy-guidance or call 0800 125 1234 (texted option only). The Green Deal only allows 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.