

## Hawkhurst Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£450,000**

- Three bedroom end of terrace
- Detached garage accessed from side street



A three bedroom, end of terrace house with detached garage and private garden. The house would benefit from some refurbishment but is in an excellent location, close to transport and schools. There is also scope to extend the property into a substantial loft space subject to the usual permissions.

# Hawkhurst Road

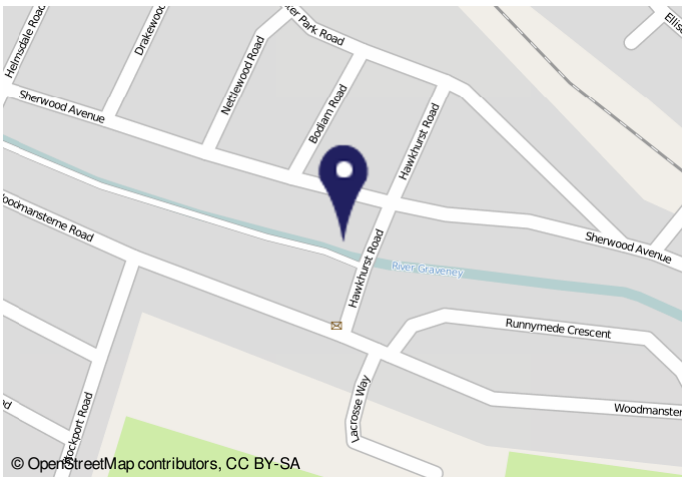
Approximate Gross Internal Area Total = 86.1 sq m / 927 sq ft  
 Garage = 15 sq m / 161 sq ft  
 Total = 101.1 sq m / 1088 sq ft



**Ground Floor**  
Sq ft 490

**First Floor**  
Sq ft 437

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID421118)



**Energy Performance Certificate** HM Government

36, Hawkhurst Road, LONDON, SW18 5EH  
 Dwelling type: End terrace house  
 Date of assessment: 20 March 2018  
 Date of certificate: 20 March 2018  
 Reference number: 0254-2870-7675-8028-1661  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 83 m<sup>2</sup>

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:** £ 2,799  
 Over 3 years you could save £ 867

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 256 over 3 years	£ 174 over 3 years	£ 82
Heating	£ 2,238 over 3 years	£ 1,551 over 3 years	£ 687
Hot Water	£ 303 over 3 years	£ 207 over 3 years	£ 96
<b>Total</b>	<b>£ 2,797</b>	<b>£ 1,932</b>	<b>£ 867</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and are 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	£ 504
2 Floor insulation (groundwater floor)	£900 - £1,200	£ 78
3 Low energy lighting for all fixed outlets	£20	£ 75

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

To find out more about the recommendations and other actions you could take today to save money visit [www.gov.uk/guidance/energy-efficiency-recommendations](http://www.gov.uk/guidance/energy-efficiency-recommendations) or call 0800 123 1234 (not available at night). The Green Deal may enable you to finance your home warmer and cheaper than before.

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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.