

Penwortham Road, Furzedown SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £600,000

- Edwardian semi-detached house
- Three bedrooms



A wonderful three bedroom Edwardian-semi with two receptions and separate kitchen. This excellent freehold property is presented in excellent order, is light and airy, and, whilst extremely practical has a quirk character that sets it apart from its neighbours. Penwortham Rd is a lovely, quiet residential street near Tooting Bec Common with the Northern Line tube not far away and lots of good local schools nearby.

Penworthan Road, SW16

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft

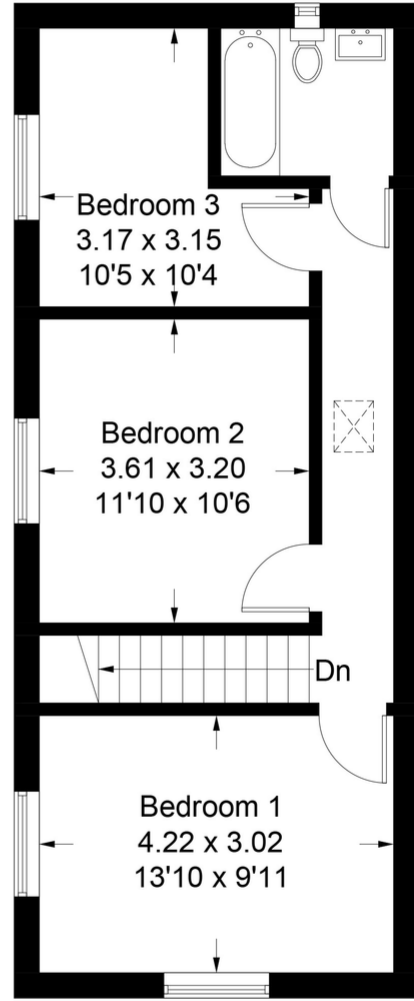
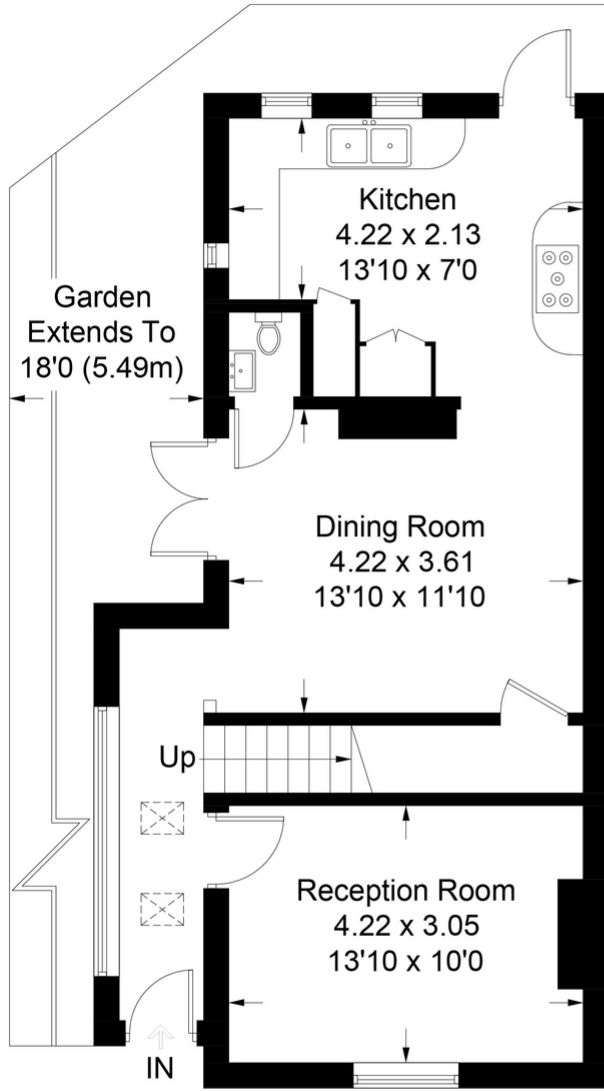
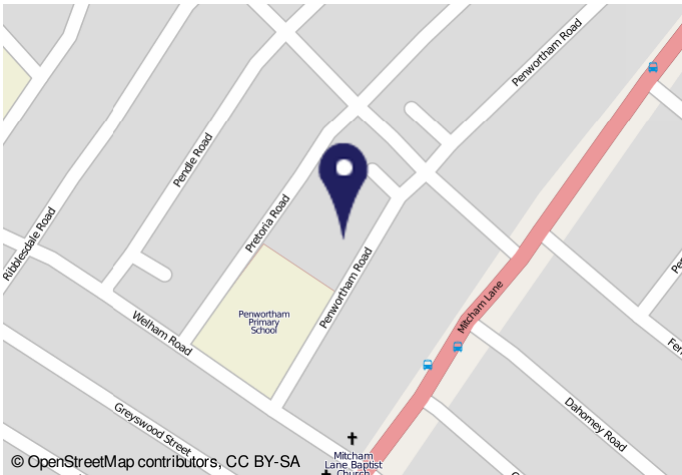


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID424126)



Energy Performance Certificate HM Government

102, Penworthan Road, LONDON, SW16 6RJ

Dwelling type: End terrace house
Date of assessment: 23 April 2015
Date of certificate: 24 April 2015

Reference number: 2876-1070-7234-3655-5560
Type of assessment: RdSAP, existing dwelling
Total floor area: 101 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: £ 3,624

Over 3 years you could save: £ 1,185

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 254 over 3 years	£ 183 over 3 years	You could save £ 1,185 over 3 years
Heating	£ 3,050 over 3 years	£ 2,534 over 3 years	
Hot Water	£ 320 over 3 years	£ 222 over 3 years	
Total	£ 3,624	£ 2,639	

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	£ 801
2 Floor insulation (unupstairs floor)	£800 - £1,200	£ 201
3 Low energy lighting for all fixed outlets	£25	£ 72

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

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

Page 1 of 4

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.