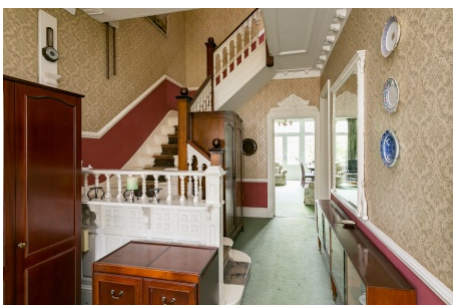


Braxted Park, Streatham SW16

Tenure: Freehold Borough: Lambeth

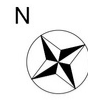
Offers in excess of £850,000

- 5 bedroom Edwardian house
- Requires refurbishment

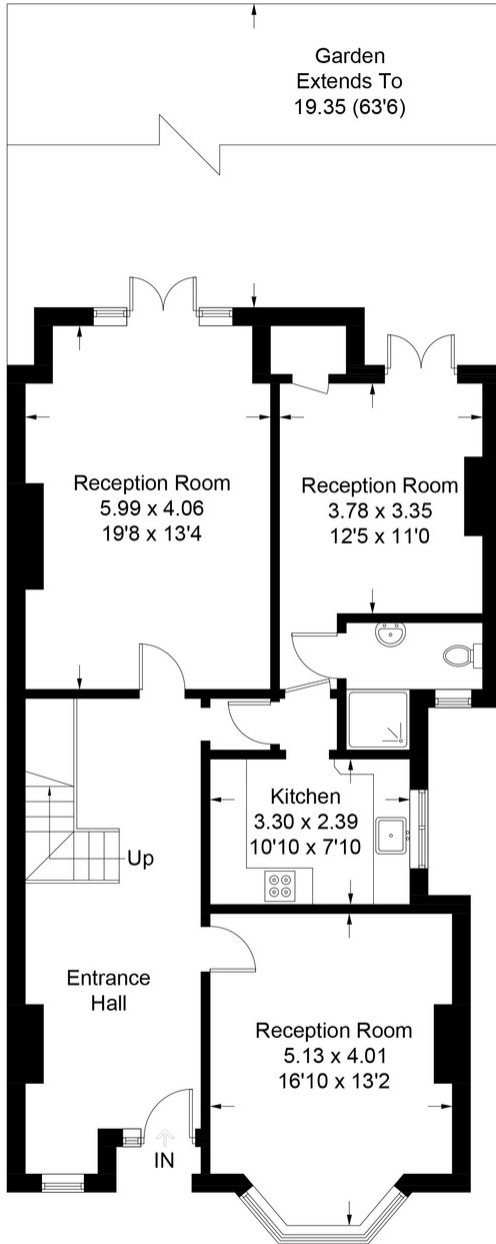


A large Edwardian house on this most popular of Streatham Common Roads. The accommodation comprises 5 bedrooms all of a good size, family bathroom and separate WC and downstairs shower room. There are three well-appointed receptions and separate kitchen also on the ground floor and to the rear is an approx 62ft garden. The house includes a wealth of stunning period features including original fireplaces and detailed corning as well as off-street parking to the front. Refurbishment and attention to historical dry rot is required but reflected in the asking price. Braxted Park is located moments from the wide open spaces of the Common and the excellent Rookery, there are also a number of good local schools perfect for a family home.

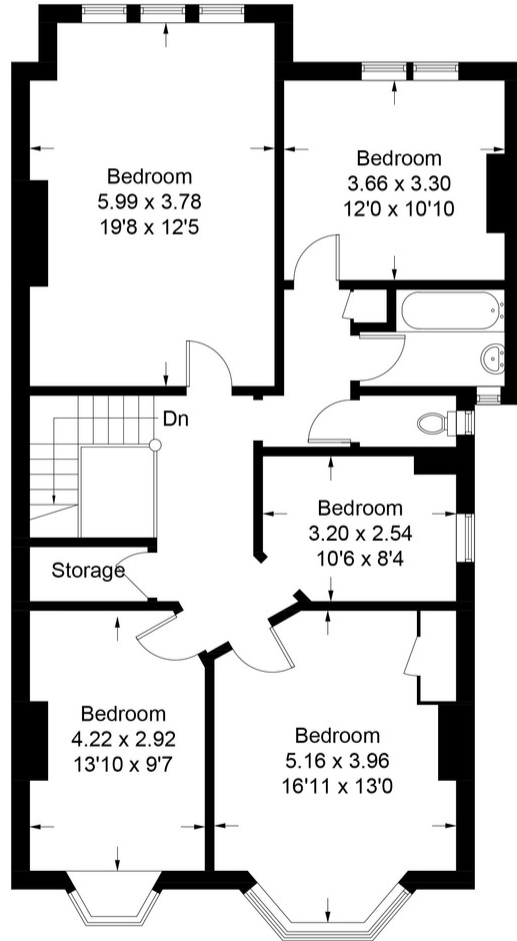
Braxted Park



Approximate Gross Internal Area Total = 198.3 sq m / 2135 sq ft

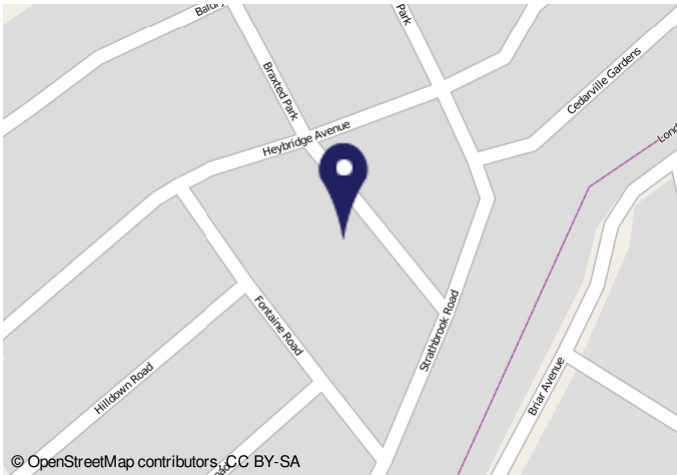


Ground Floor
Sq ft 1047



First Floor
Sq ft 1088

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID427292)



Energy Performance Certificate HM Government

67, Braxted Park, LONDON, SW16 3AU
 Dwelling type: Semi-detached house
 Date of assessment: 12 April 2018
 Date of certificate: 12 April 2018
 Reference number: 9226-3030-7244-0779-4970
 Type of assessment: RdSAP existing dwelling
 Total floor area: 183 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: £ 4,389
Over 3 years you could save: £ 1,643

Estimated energy costs of this home		Potential costs		Potential future savings	
Lighting	Current costs	£ 387 over 3 years	£ 362 over 3 years	£ 25 over 3 years	£ 25 over 3 years
Heating	£ 3,747 over 3 years	£ 2,188 over 3 years	£ 1,559 over 3 years	£ 1,189 over 3 years	£ 1,189 over 3 years
Hot Water	£ 255 over 3 years	£ 205 over 3 years	£ 50 over 3 years	£ 50 over 3 years	£ 50 over 3 years
Total	£ 4,389	£ 2,760	£ 1,629	£ 1,189	£ 1,189

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
1 Increase loft insulation to 270 mm	£100 - £330	£ 150
2 Insulate or external wall insulation	£4,000 - £14,000	£ 1,134
3 Draught proofing	£50 - £120	£ 69

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 to save money visit www.gov.uk/energy-efficiency-recommendations or call 0800 123 1234 (not available at night). The Green Deal may enable you to finance your home owner and installer at no cost.

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.