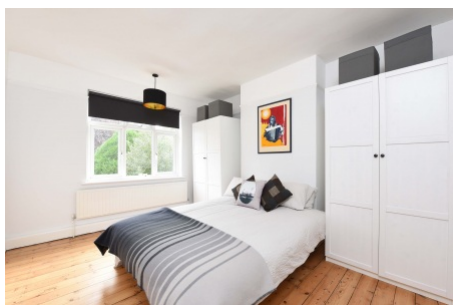


Minehead Road, Streatham SW16

Borough: Lambeth

£2,850 pcm

- Four bedrooms
- Excellent decorative order



A magnificent four-bedroom, two-bathroom property located on an attractive road next to the common. The house is set in a raised position and is beautifully presented with open plan accommodation on the ground floor and doors on to a lovely landscaped garden. The house has been stylishly presented and has great charm and character with far reaching views for the upper floors. The common is at the end of the road and there are good schools, two large supermarkets leisure centre and Streatham and Streatham common stations all nearby. This is a fantastic location for a family house.

Approximate Gross Internal Area
 [Solid black] = 130.9 sq m / 1409 sq ft
 Approximate Eaves Space
 [Cross-hatched] = 11.2 sq m / 120 sq ft
 Total Areas Shown on Plan
 142.1 sq m / 1529 sq ft

Minehead Road



[Dashed line] = Reduced headroom below 1.5m / 5'0"

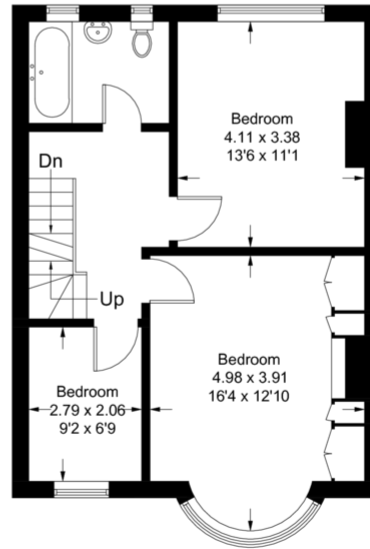
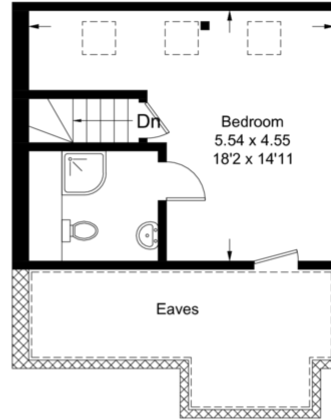
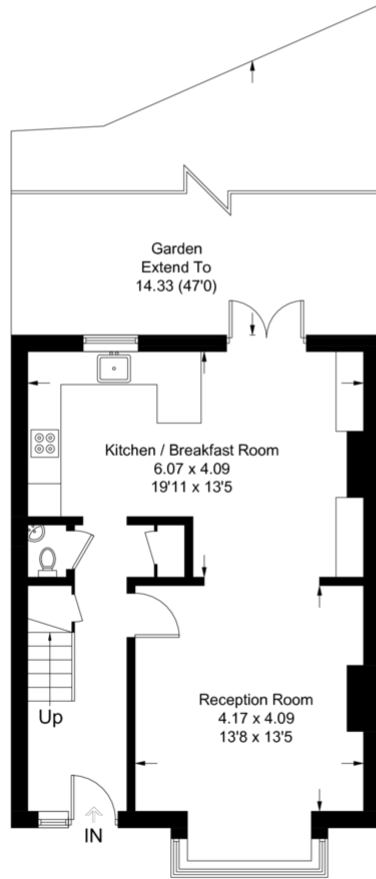


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID378183)



Energy Performance Certificate HM Government

7, Minehead Road, LONDON, SW16 2AW
 Dwelling type: Mid-terrace house
 Date of assessment: 27 November 2014
 Date of certificate: 01 December 2014
 Reference number: B064-7520-3188-0013-3522
 Type of assessment: RdSAP existing dwelling
 Total floor area: 120 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: | Current costs | Potential costs | Potential future savings |
|---|---------------|-----------------|-------------------------------------|
| Over 3 years you could save | £ 4,614 | £ 1,165 | You could save £ 1,185 over 3 years |

Estimated energy costs of this home

| Current costs | Potential costs | Potential future savings | |
|---------------|----------------------|--------------------------|--|
| Lighting | £ 207 over 3 years | £ 207 over 3 years | |
| Heating | £ 4,062 over 3 years | £ 2,879 over 3 years | |
| Hot Water | £ 345 over 3 years | £ 243 over 3 years | |
| Total | £ 4,614 | £ 3,429 | |

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

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 | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 387 | |
| 2 Floor insulation | £800 - £1,200 | £ 158 | |
| 3 Heating controls (programmer, room thermostat and TRVs) | £300 - £400 | £ 98 | |

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

This tool provides more about the recommended measures and other actions you could take today to save money. Visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal will enable you to finance your home repairs and improve its use.

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.