

## Wyatt Park Road, Streatham SW2

Tenure: Freehold Borough: Lambeth

**£900,000**

- 5 Bedroom House
- Large garden



A beautiful five bedroom, two bathroom family home on Wyatt Park Road in Streatham Hill. The property is in good decorative order with solid wood flooring on the ground floor. The property is Edwardian in style and retains some beautiful features including windows and an unusual brick work arch leading on to the south facing garden. The property also boasts two reception rooms, kitchen, downstairs wc and cellar. The nearest station is Streatham Hill and Streatham High Road have an array of bars, restaurants and shops. Both Tooting Bec Common and Hillside Gardens are popular open spaces to enjoy.

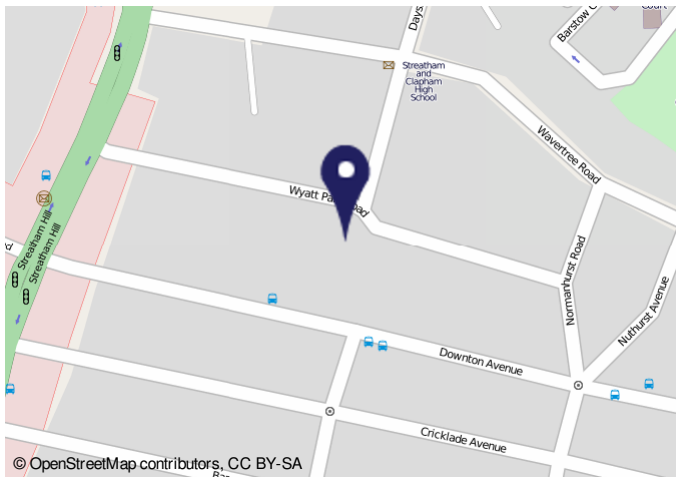
# 32 Wyatt Park Road

Approximate Gross Internal Area = 167.4 sq m / 1802 sq ft  
 Reduced Headroom = 11.8 sq m / 127 sq ft  
 Total = 179.2 sq m / 1929 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID439048)



**Energy Performance Certificate** HM Government

32, Wyatt Park Road, LONDON, SW2 3TP  
 Dwelling type: Mid-terrace house  
 Date of assessment: 15 May 2018  
 Date of certificate: 15 May 2018  
 Reference number: 8368-7025-5790-6805-4992  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 173 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:  
 Over 3 years you could save: **£ 1,239**

Current costs	Potential costs	Potential future savings
Lighting: £ 360 over 3 years	£ 375 over 3 years	
Heating: £ 3,084 over 3 years	£ 2,094 over 3 years	You could save <b>£ 1,239</b> over 3 years
Hot Water: £ 420 over 3 years	£ 298 over 3 years	
<b>Total: £ 3,864</b>	<b>£ 2,667</b>	

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 running 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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 570
2 Draught proofing	£600 - £1,200	£ 57
3 Low energy lighting for all fixed outlets	£25	£ 76

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommendations and the 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 out of hours). The Green Deal only allows you to finance your home warmer and cheaper in the long term.

**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.