

Ivyday Grove, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £600,000

- Three bedroom house
- Large private garden



A brilliant three bedroom house with two large reception rooms, three bedrooms and private garden. The house would benefit from some updating but is brilliantly located close to Dunraven School and the excellent amenities and transport links of Streatham Hill.

Ivyday Grove

Approximate Gross Internal Area Total = 106.2 sq m / 1143 sq ft

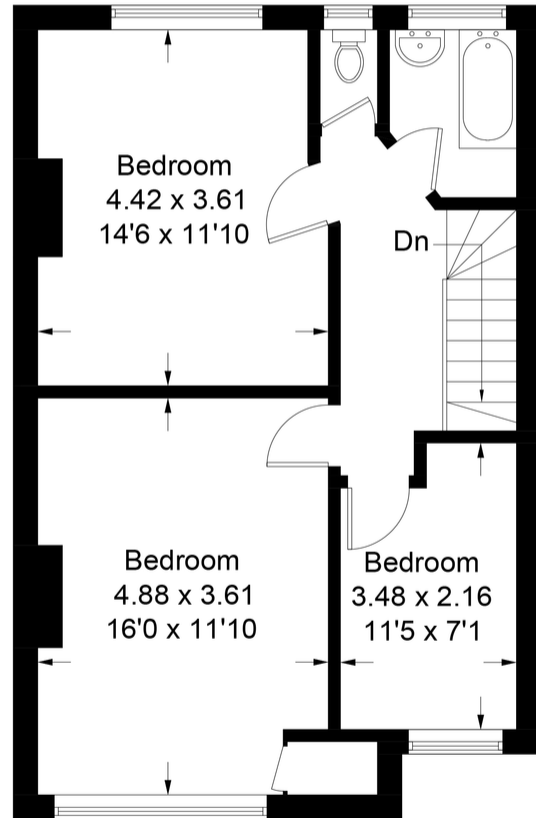
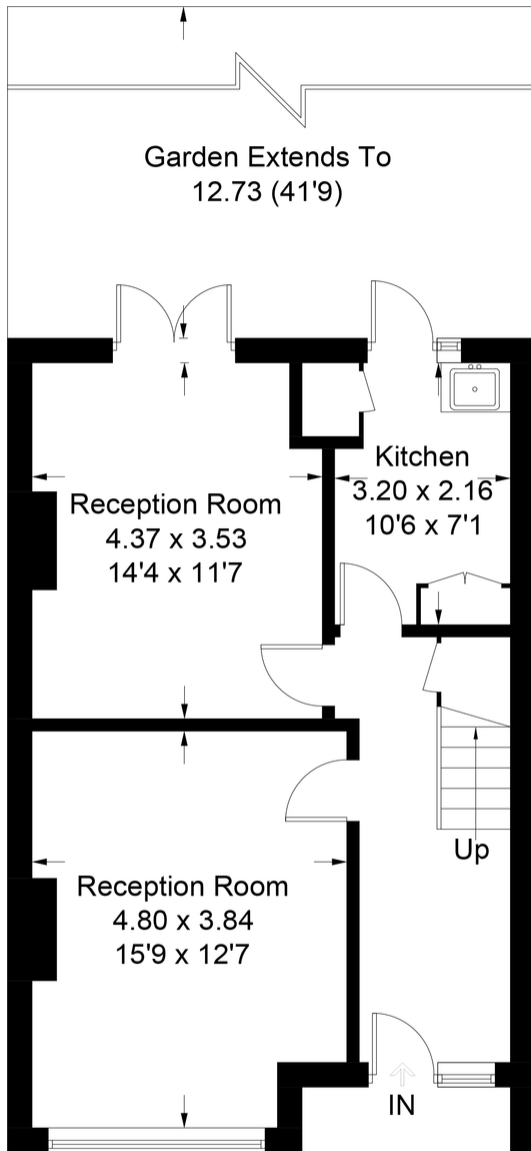
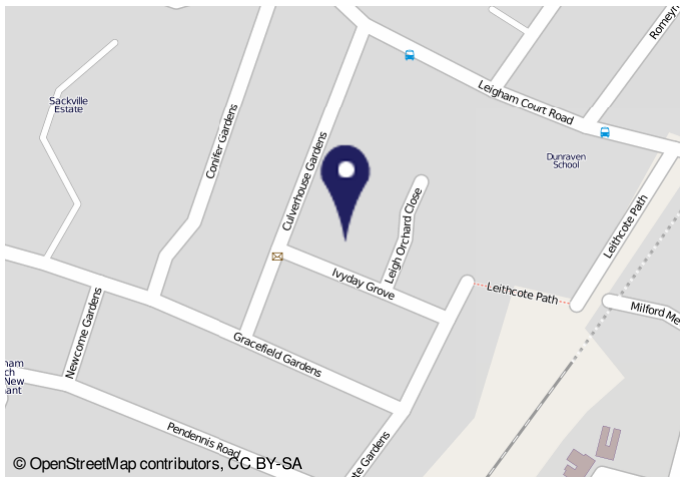


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID463405)



Energy Performance Certificate HM Government

19, Ivyday Grove, LONDON, SW16 2XE
 Dwelling type: Mid-terrace house
 Date of assessment: 19 July 2018
 Date of certificate: 22 July 2018
 Reference number: 8458-7223-5310-0961-0902
 Type of assessment: RdSAP existing dwelling
 Total floor area: 106 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: £ 3,216
 Over 3 years you could save £ 1,140

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 204 over 3 years	You could save £ 1,140 over 3 years
Heating	£ 2,475 over 3 years	£ 1,620 over 3 years	
Hot Water	£ 315 over 3 years	£ 222 over 3 years	
Total	£ 3,216	£ 2,046	

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 recommended measures 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 measure	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £300	£ 114
2. Internal or external wall insulation	£4,000 - £14,000	£ 504
3. Floor insulation (suspended floor)	£800 - £1,200	£ 177

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 553 1234 (textphone 0300 553 1234). The Green Deal may enable you to make your home warmer and cheaper to run.

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.