

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£575,000

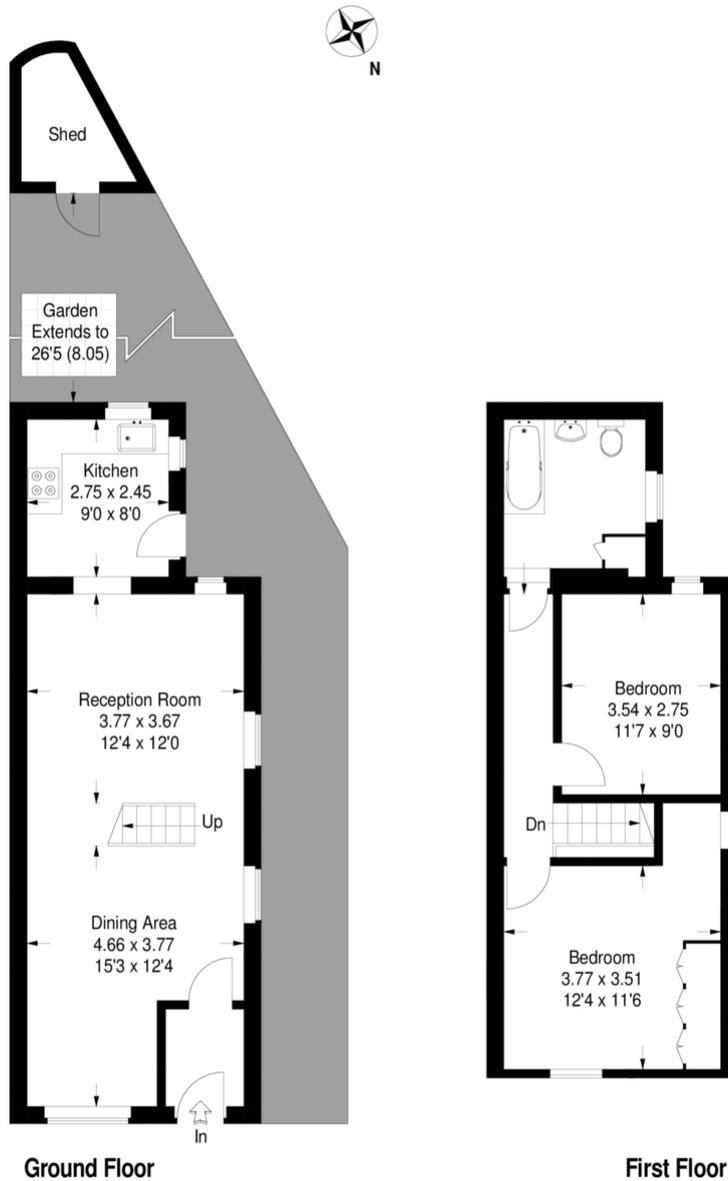
- Two double bedroom cottage
- South-facing garden



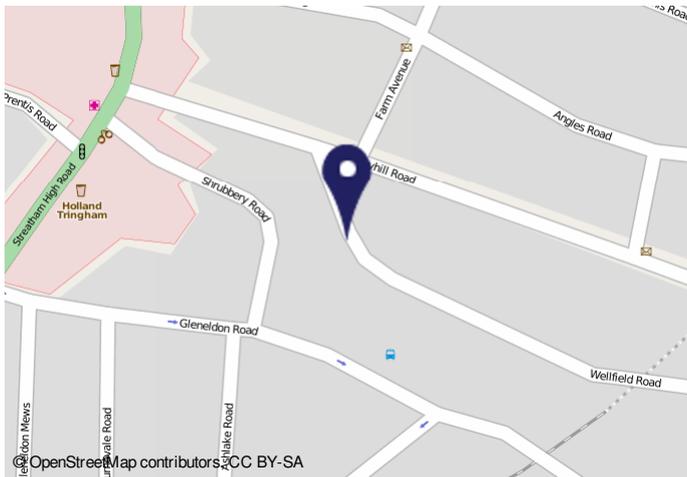
A charming Victorian, semi-detached, two double bedroom cottage on one of the most popular roads in the area. The accommodation on the ground floor is set out as open-plan living space making it spacious and light and is in excellent decorative order. Accessed from the kitchen is a private south-facing back garden with patio and decking area. The garden also has good shed storage and there is also side access also to the street. Both Streatham Hill and Streatham stations are within walking distance, granting alternative routes into London Bridge, Victoria and the city. There are numerous shops, bars and restaurants on the high street.

Wellfield Road

Approximate Gross Internal Area = 80 sq m / 861 sq ft
 Shed = 3 sq m / 32 sq ft
 Total = 82 sq m / 893 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID 104949)



Energy Performance Certificate			
Energy Efficiency Rating Current: A Potential: B		Environmental Impact (CO₂) Rating Current: 38 Potential: 35	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home			
Energy use	Current: 475 kWh/m ² per year	Potential: 468 kWh/m ² per year	
Carbon dioxide emissions	Current: 8.3 tonnes per year	Potential: 8.4 tonnes per year	
Lighting	Current: £88 per year	Potential: £63 per year	
Heating	Current: £1,018 per year	Potential: £1,000 per year	
Hot water	Current: £98 per year	Potential: £98 per year	

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.