

## Newcombe Gardens , Streatham SW16

Tenure: Freehold Borough: Lambeth

**£650,000**

- Three double bedrooms
- In the Dunraven Catchment

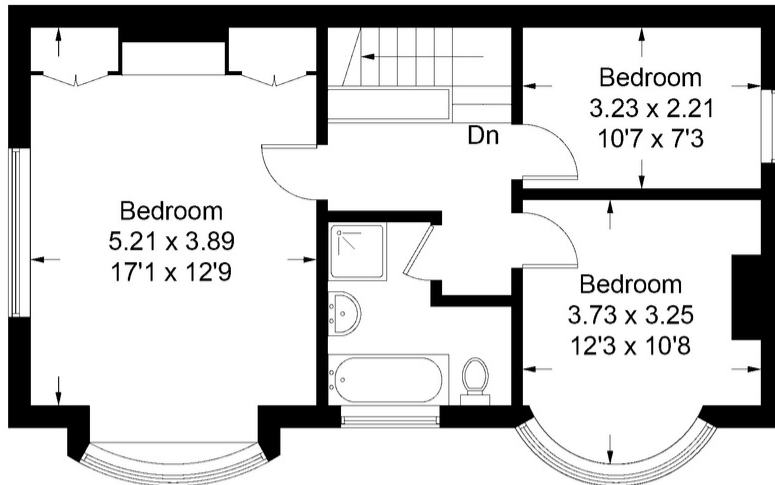


A wonderful and unique three bedroom, double-fronted house, moments from the excellent array of shops and bars of Streatham Hill. The property has two bays on the ground and the first floor which offer character and light to four rooms. There is a large West-facing garden leading from the kitchen and the property is semi-detached meaning it has side access as well. On the ground floor there are two receptions – one the full depth of the house and separate kitchen. On the first floor are the three double bedrooms – the master again being the full depth of the property. Above is a large loft space with potential for conversion STTP. The property is in the Dunraven catchment.

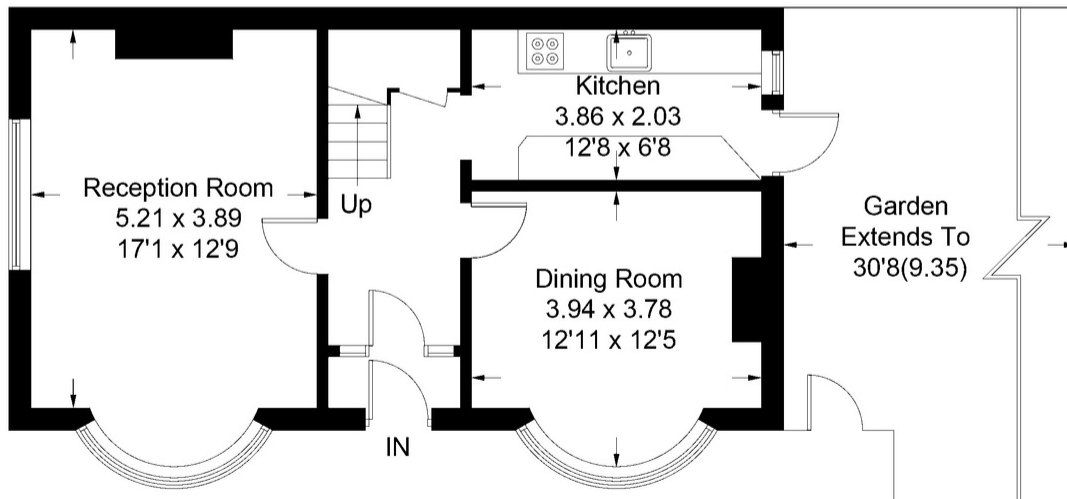
# Newcombe Gardens



Approximate Gross Internal Area = 108.0 sq m / 1162 sq ft

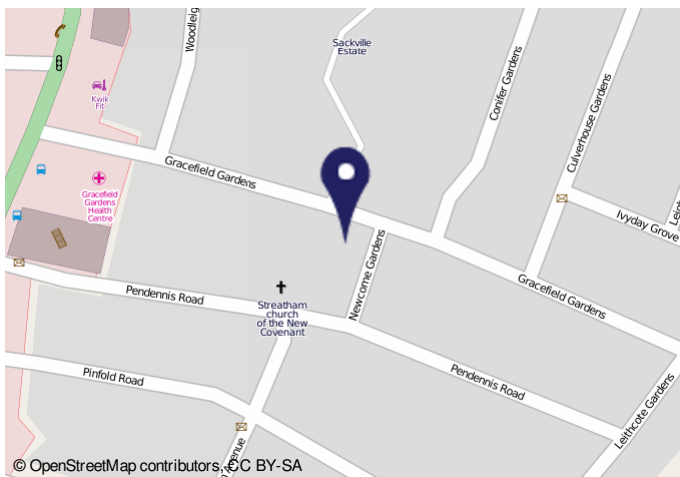


**First Floor**  
Sq ft 579



**Ground Floor**  
Sq ft 583

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 474902)



Energy Performance Certificate			
Property: Newcombe Gardens, LONDON, SW16 2TZ		End-tenure house	
Date of assessment: 04 June 2009		Date of certificate: 05 June 2009	
Reference number: 8491-4826-6590-9264-5006		Total floor area: 108m <sup>2</sup>	
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO <sub>2</sub> ) emissions.			
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<b>England &amp; Wales</b> 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.		<b>England &amp; Wales</b> The environmental impact rating is a measure of the home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	
Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	488 kWh/m <sup>2</sup> per year	374 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	7.7 tonnes per year	6.2 tonnes per year	
Lighting	£90 per year	£80 per year	
Heating	£1,052 per year	£880 per year	
Hot water	£119 per year	£90 per year	
Based on standard assumptions about occupancy, heating systems and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspections. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.			
To see how this home can achieve its potential rating please see the recommended measures.			
This EPC will automatically expire 10 years from the Energy Rating that it provides. For more information on improving your building's energy performance, please visit <a href="http://www.gov.uk">www.gov.uk</a> . For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 122 or visit <a href="http://www.energyefficiency.gov.uk">www.energyefficiency.gov.uk</a> .			

**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.