

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £700,000

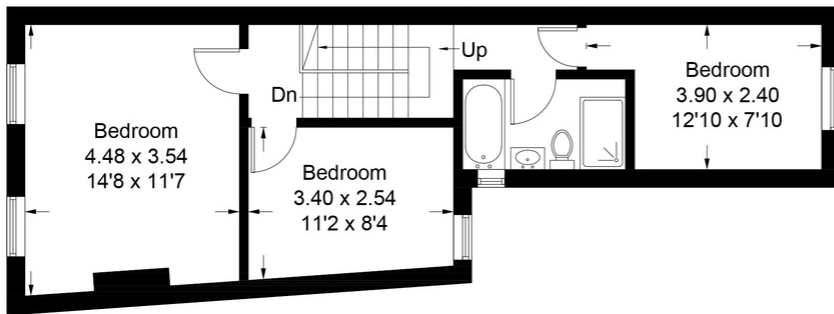
- Three/four bedrooms
- Large south facing garden



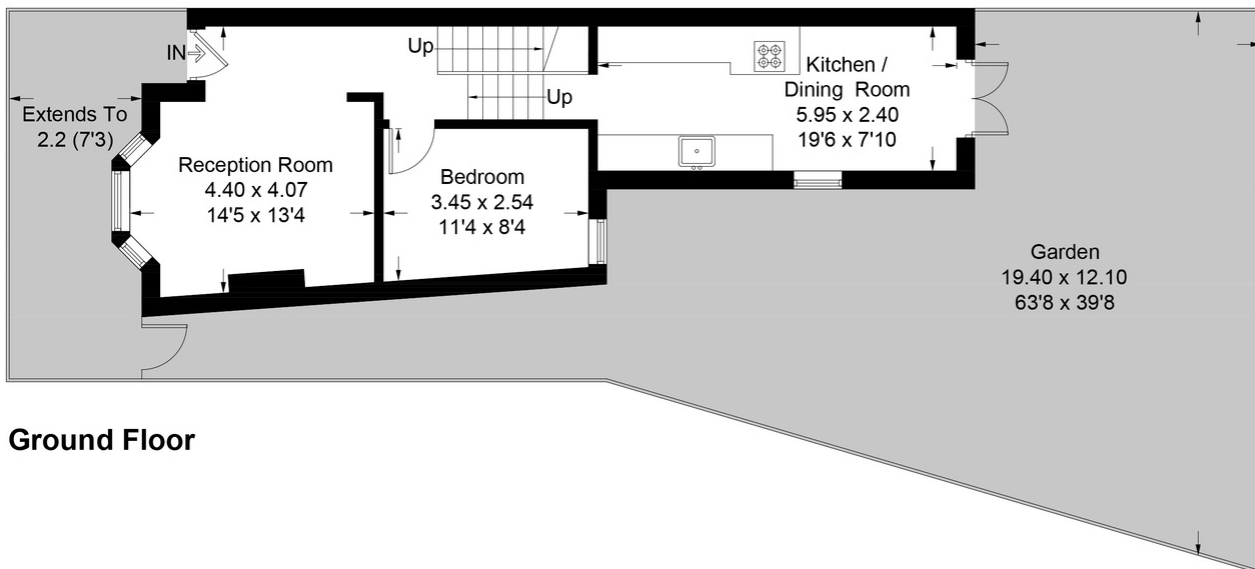
A beautifully presented three/four bedroom end of terrace house on this sought after road between Streatham Hill and Streatham stations. The house enjoys great charm and character and has an exceptionally large south facing garden measuring over 60 feet. As well as a main reception room and large kitchen dining room which opens on to the garden there is also a second reception room or fourth bedroom giving versatile accommodation. The high street's shops, bars and restaurants are a short walk as is Streatham Common and landscaped gardens of the Rookery.

Wellfield Road

Approximate Gross Internal Area
89.8 sq m / 967 sq ft



First Floor



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. (ID478491)



Energy Performance Certificate

92, Wellfield Road, LONDON, SW16 2BP
 Dwelling type: End-terrace house
 Date of assessment: 30 July 2013
 Date of certificate: 30 July 2013

Reference number: 7708-4090-6253-6977-1950
 Type of assessment: RdSAP existing dwelling
 Total floor area: 89 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: £ 3,090
Over 3 years you could save £ 1,398

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 160 over 3 years	You could save £ 1,398 over 3 years
Heating	£ 2,483 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 276 over 3 years	£ 165 over 3 years	
Total	£ 3,090	£ 1,682	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The maximum energy use for heating appliances like TVs, computers and cookers, and any electricity generated by renewable generation.

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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 866	Yes
2 Floor insulation	£800 - £1,200	£ 123	Yes
3 Low energy lighting for all fixed outlets	£20	£ 72	Yes

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.direct.gov.uk/energy or call 0800 123 1234 (national relayed call). The Green Deal may allow you to make your home warmer and cheaper to run all-in-one!

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.