

## Wellfield Road , Streatham SW16

Tenure: Freehold Borough: Lambeth

**Offers in excess of £500,000**

- Two double bedrooms
- Large private garden



A delightful two double bedroom semi-detached Victorian cottage on a popular road within the heart of Streatham. This cottage enjoys two spacious bedrooms along with a separate kitchen, dining and living room area. A private and tiered garden leads straight from the kitchen. The property includes period features such as original fireplaces, stripped floorboards and offers good built-in storage. Wellfield Road is in close proximity to both Streatham and Streatham Hill stations. There are a wide variety of shops, restaurants and bars on the high street not to mention it being a short distance to Sunnyhill Primary School and Dunraven Secondary School. We have been informed that the property has been under-pinned.

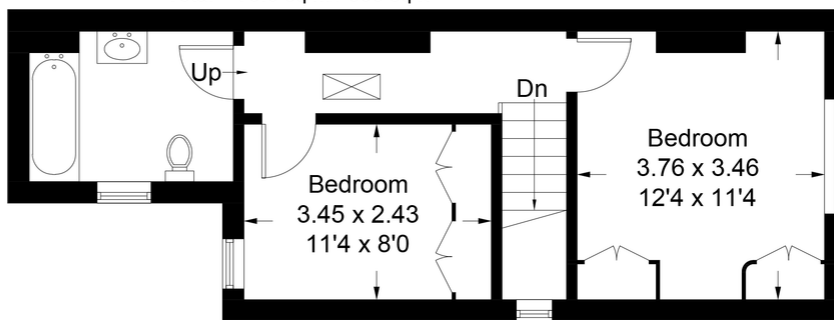
# Wellfield Road

Approximate Gross Internal Area (Excluding Shed )

78.4 sq m / 844 sq ft

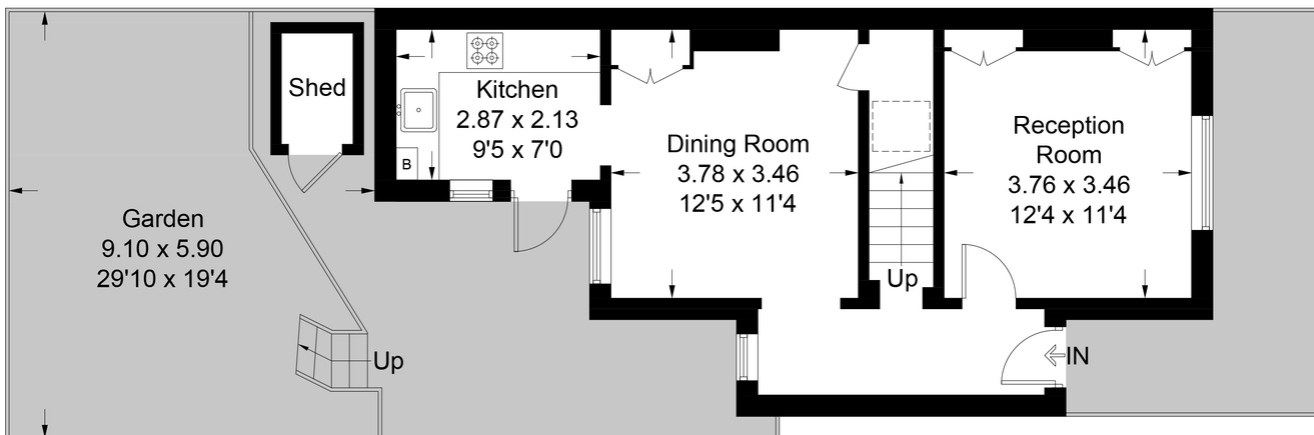
Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 79.0 sq m / 850 sq ft



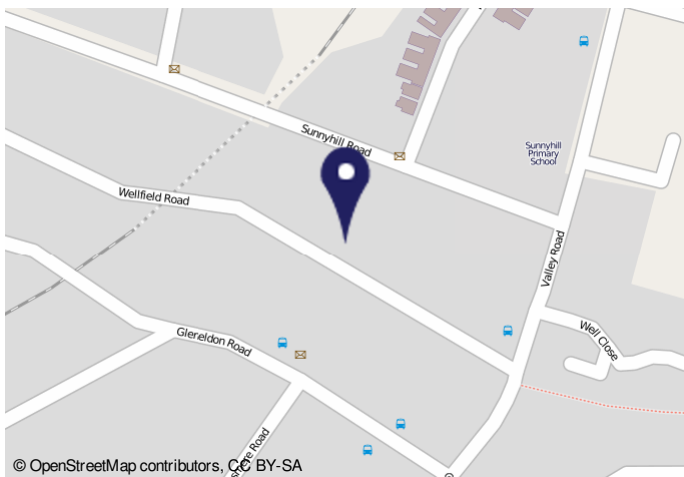
**First Floor**

= Reduced headroom below 1.5m / 5'0



**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. (ID507190)



**Energy Performance Certificate**

113, Wellfield Road, LONDON, SW16 2BT  
 Dwelling type: Semi-detached house  
 Date of assessment: 20 June 2018  
 Date of certificate: 20 June 2018  
 Reference number: 8178-7728-0070-1860-8522  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 80 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 installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

Current costs	Potential costs
£ 3,297 over 3 years	£ 1,933 over 3 years
<b>Over 3 years you could save</b>	<b>£ 1,363</b>

**Estimated energy costs of this home**

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 169 over 3 years	
Heating	£ 2,508 over 3 years	£ 1,251 over 3 years	
Hot Water	£ 513 over 3 years	£ 234 over 3 years	
<b>Total</b>	<b>£ 3,297</b>	<b>£ 1,654</b>	<b>You could save £ 1,633 over 3 years</b>

**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 65).

The EPC rating given here is based on apparent 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 measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £300	£ 528
2 Internal or external wall insulation	£4,000 - £14,000	£ 600
3 Floor insulation (suspended floor)	£800 - £1,200	£ 158

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](http://www.gov.uk/energy-guidance) or call 0800 543 1234 (textphone) for more info. The Green Deal may enable you to make your home warmer and cheaper to run.

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**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.