

Becmead Avenue, Streatham Hill SW16

Borough: Lambeth

£2,500 pcm

- Five bedroom house
- Three bathrooms



A very large and spacious five bedroom detached house located on Becmead Avenue. This lovely house comprises; on the ground floor, two large reception rooms, a dining room, kitchen fitted with appliances, small study room, modern tiled bathroom with shower and jacuzzi bath and separate W/C. On the first floor there are five bedrooms, two further bathrooms (one en-suite) and another separate W/C. There is a large games room located on the top floor. The property boasts charming original features and benefits from ample storage, large private fruitful garden, double glazing and off-street parking.

Becmead Avenue is located within close proximity of the amenities of Streatham High Road and Streatham Hill Station. SUITABLE FOR A FAMILY ONLY.

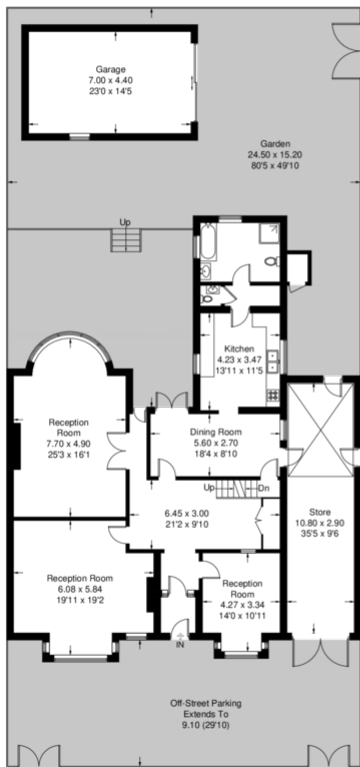
Becmead Avenue

Approximate Gross Internal Area
(Excluding Void / Reduced Headroom / Eaves)

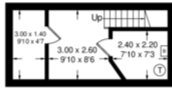
404.7 sq m / 4356 sq ft

Garage = 31.3 sq m / 337 sq ft

Total = 436.0 sq m / 4693 sq ft

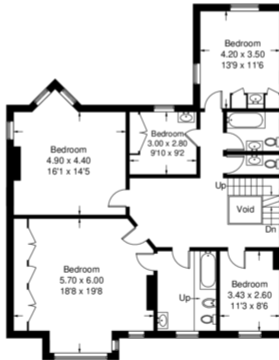


Ground Floor

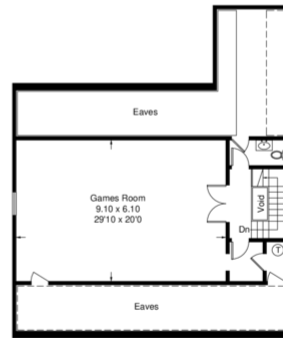


Cellar

□ Reduced headroom below 1.5m / 5'0"

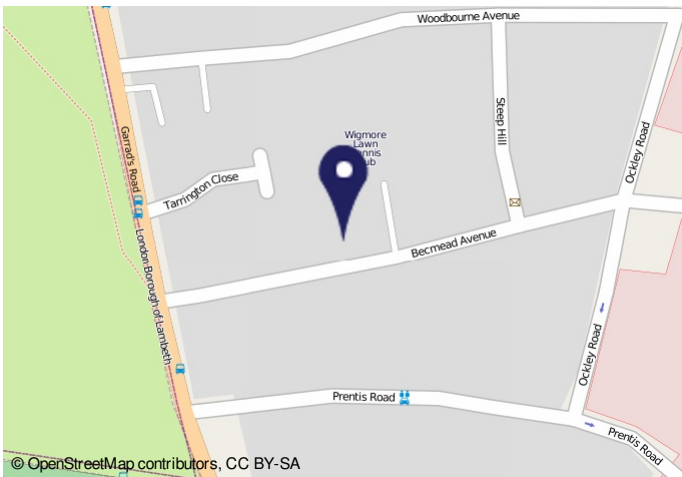


First Floor



Second 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. (ID513692)



Energy Performance Certificate

25, Becmead Avenue, LONDON, SW16 1UJ
 Dwelling type: Detached house
 Date of assessment: 22 May 2018
 Date of certificate: 22 May 2018
 Reference number: 8586-7125-5860-7662-8622
 Type of assessment: RdSAP existing dwelling
 Total floor area: 366 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:	Current costs	Potential costs
Over 3 years you could save	£ 8,893	£ 2,664

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 651 over 3 years	£ 416 over 3 years	You could save £ 2,664 over 3 years
Heating	£ 7,674 over 3 years	£ 5,247 over 3 years	
Hot Water	£ 528 over 3 years	£ 528 over 3 years	
Total	£ 8,853	£ 6,191	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

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 Internal or external wall insulation	£4,000 - £14,000	£ 2,663
2 Low energy lighting for all fixed outlets	£75	£ 201
3 Smart powerstrip (per socket)	£5,000 - £9,000	£ 676

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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.