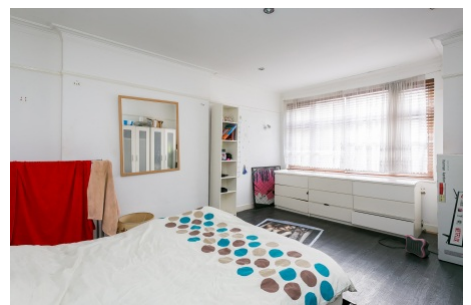


Ivyday Grove, Streatham SW16

Tenure: Freehold Borough: Lambeth

£550,000

- Three double bedrooms
- Two receptions



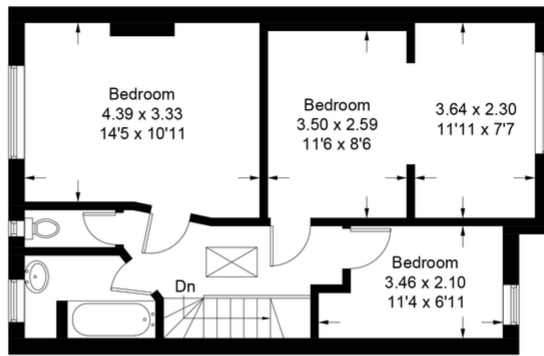
A potentially wonderful family home with two large reception rooms, three bedrooms and private garden. The house would benefit from some updating but is brilliantly located close to Dunraven School along with the excellent amenities of Streatham High Road and transport links of Streatham Hill. Ivyday Grove is a quiet residential road ever popular with families. Streatham Hill has direct train links to Clapham Junction, Victoria and London Bridge. There are numerous bus routes along Streatham High Road with direct routes in to Brixton (for the Victoria Line) and central London. The property is being sold with no onward chain.

Ivyday Grove

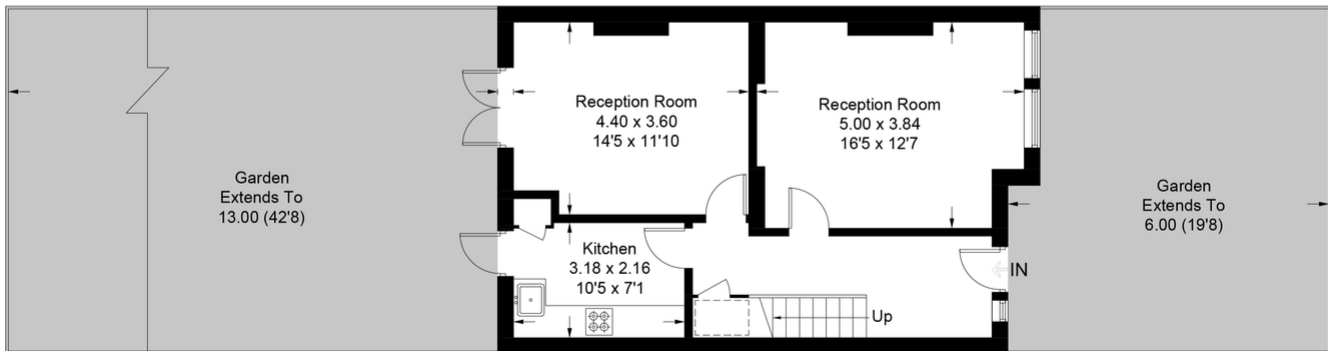
Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft
 Reduced Headroom = 0.8 sq m / 9 sq ft
 Total = 109.9 sq m / 1183 sq ft



= Reduced headroom below 1.5m / 5'0"

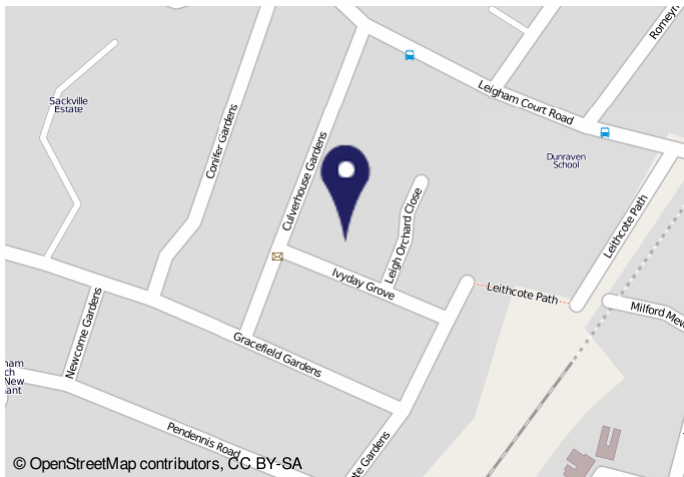


First Floor



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. (ID517954)



Energy Performance Certificate

17, Ivyday Grove, LONDON, SW16 2XE
 Dwelling type: Mid-terrace house
 Date of assessment: 28 February 2019
 Date of certificate: 13 March 2019
 Reference number: 2866-7062-7262-4721-1940
 Type of assessment: RdSAP existing dwelling
 Total floor area: 106 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 3,573	£ 1,467

Estimated energy costs of this home		Potential future savings
Lighting	£ 285 over 3 years	£ 213 over 3 years
Heating	£ 2,379 over 3 years	£ 1,731 over 3 years
Hot Water	£ 909 over 3 years	£ 222 over 3 years
Total	£ 3,573	£ 2,166

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 standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 288
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102
3 Low energy lighting for all fixed outlets	£15	£ 63

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 or call 0800 553 1234 (textphone) or visit www.gov.uk/energy-guidance. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.