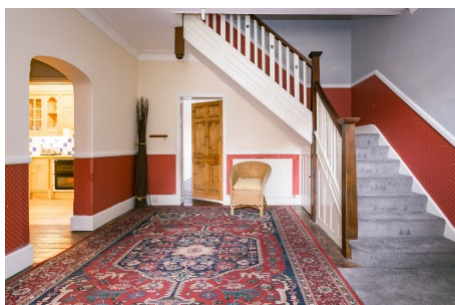


## Woodbourne Avenue, Streatham SW16

Borough: Lambeth

**£3,250 pcm**

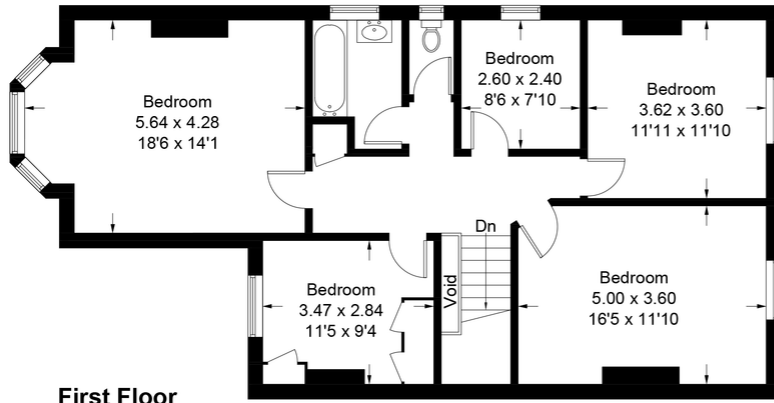
- Five double bedrooms
- Three reception rooms



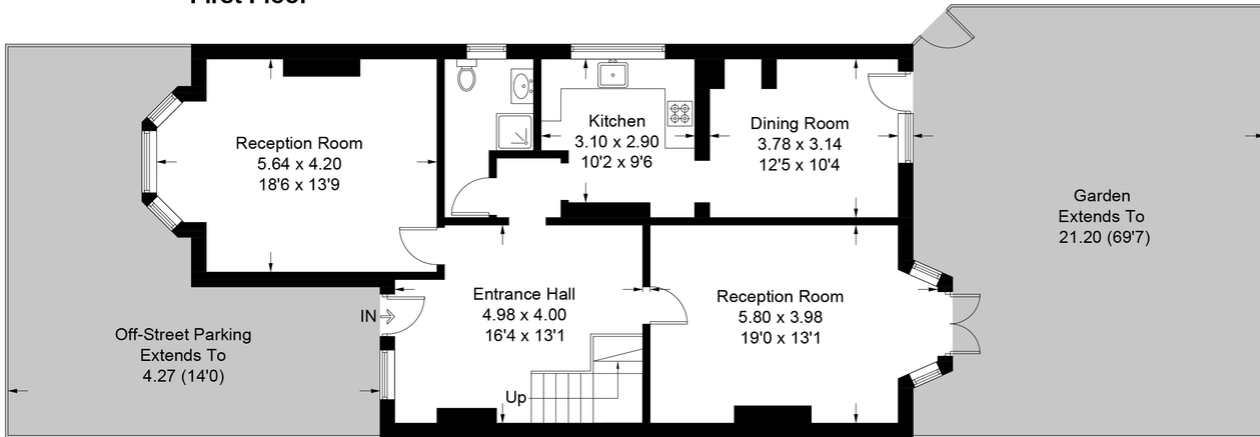
A spacious and bright five double bedroom house on Woodbourne Avenue. The ground floor comprises a grand entrance hall, three large reception rooms, a modern tiled kitchen and a shower room. The first floor offers five large double bedrooms and a second bathroom with separate W/C. The property also benefits from off-street parking and a large private garden to the rear. The property is ideally located within close proximity of Streatham High Road and its amenities and also Tooting Bec Common. Ideal for four sharers or a family. Available now, part-furnished.

# Woodbourne Avenue

Approximate Gross Internal Area  
(Excluding Void)  
188.8 sq m / 2032 sq ft

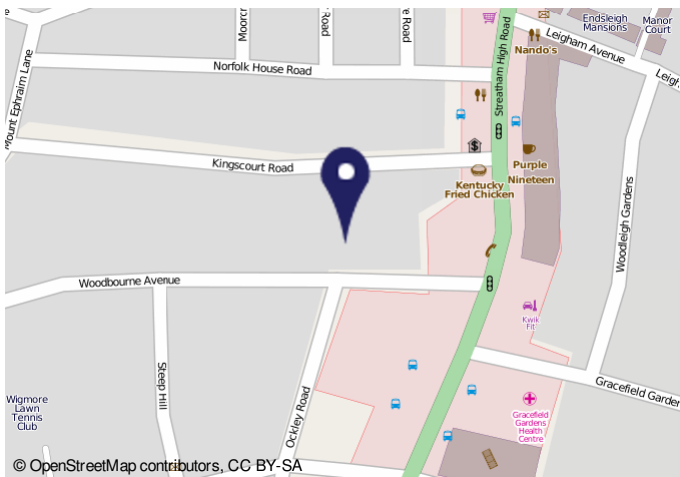


First Floor



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. (ID525150)



**Energy Performance Certificate** HM Government

16, Woodbourne Avenue, LONDON, SW18 1UJ  
 Dwelling type: Semi-detached house  
 Date of assessment: 09 March 2019  
 Date of certificate: 10 March 2019

Reference number: 0318-3058-7227-0211-8920  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 188 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:** £ 6,033  
**Over 3 years you could save:** £ 3,291

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 398 over 3 years	£ 286 over 3 years	You could save £ 3,291 over 3 years
Heating	£ 5,318 over 3 years	£ 2,127 over 3 years	
Hot Water	£ 318 over 3 years	£ 321 over 3 years	
<b>Total</b>	<b>£ 6,033</b>	<b>£ 3,292</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating of your home 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	£150 - £300	£ 62
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,272
3 Floor insulation (suspended floor)	£800 - £1,200	£ 80

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 553 1234 (textphone) for more info. 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.