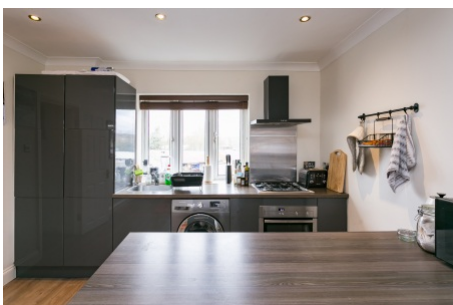


## Windermere Road, Streatham SW16

Tenure: Leasehold Borough: Merton

**£375,000**

- Own front door
- Off street parking for two cars



A versatile three or four bedroom maisonette set over two floors of this 1930s conversion. The property has been recently updated by the current owners. There are two bathrooms one of which is an ensuite for the master bedroom on the top floor and the property also benefits from off street parking for two cars. Windermere Road is a popular road in Streatham Vale and benefits from Streatham Common and Norbury for overground transport links with access in to and out of Central London. Woodmansterne School is close by as is the convenience shops of Rowan Road and London Road.

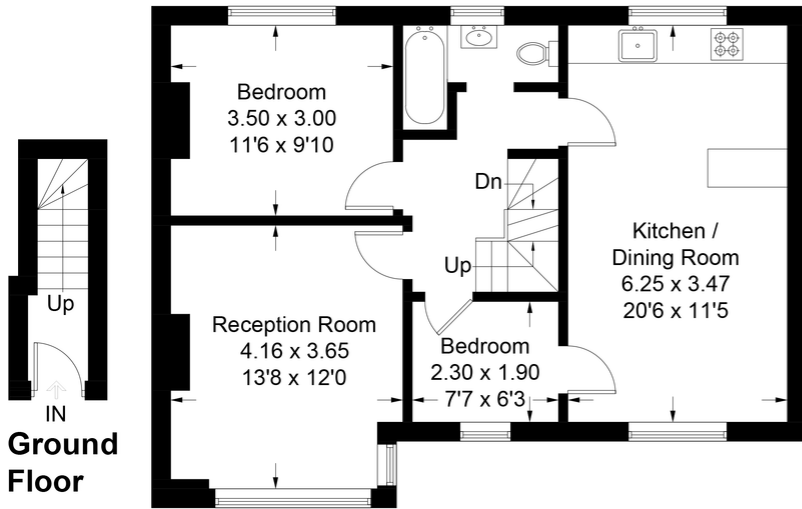
# Windermere Road

Approximate Gross Internal Area (Excluding Eaves)

89.6 sq m / 965 sq ft

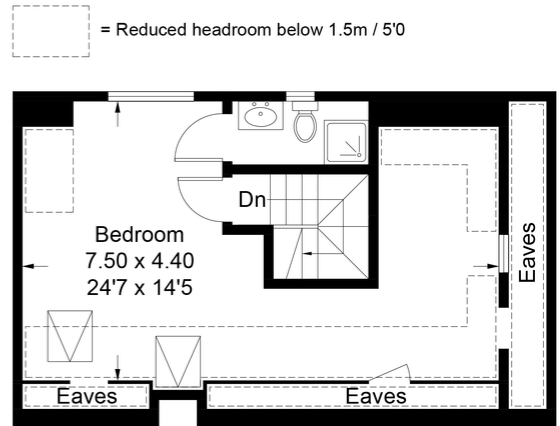
Reduced Headroom = 10.7 sq m / 115 sq ft

Total = 100.3 sq m / 1080 sq ft



Ground Floor

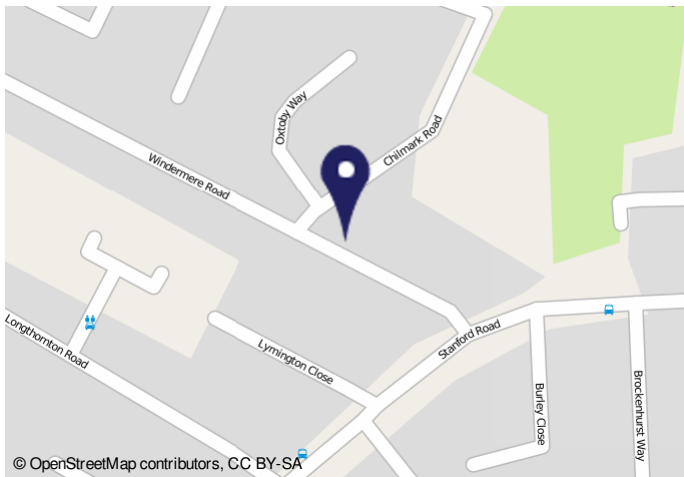
First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"

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. (ID527346)



**Energy Performance Certificate**

Top Flat, 117 Windermere Road, LONDON, SW16 5HE  
 Dwelling type: Top-floor maisonette Reference number: 8806-7891-2029-2707-3373  
 Date of assessment: 01 July 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 04 July 2013 Total floor area: 62 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:** **£ 2,016**  
 Over 3 years you could save **£ 396**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 335 over 3 years	£ 165 over 3 years	You could save <b>£ 396</b> over 3 years
Heating	£ 1,410 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
<b>Total</b>	<b>£ 2,016</b>	<b>£ 1,620</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are 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 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 shown 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 measure	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 208
2 Draught proofing	£80 - £120	£ 45
3 Low energy lighting for all fixed outlets	£90	£ 41

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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.