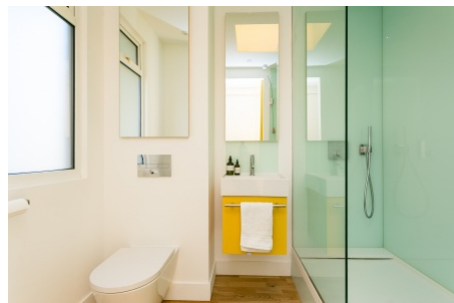


## Barker Walk, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£550,000**

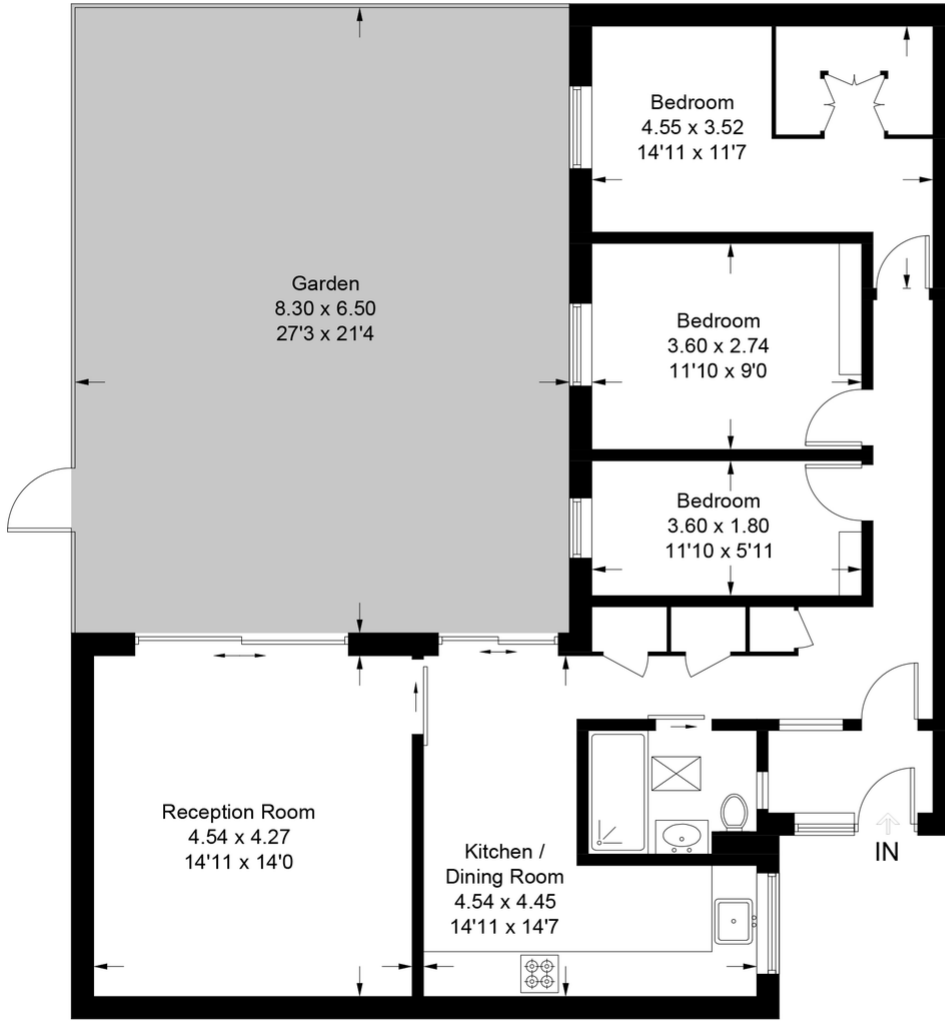
- Private south facing garden
- No chain



A fully refurbished, lovely three bedroom bungalow with south facing garden and side access. The property is set back on from Mount Ephraim Road. The current owners have rewired the property with German state of the art LED systems and designed bespoke kitchen and bathroom. There is ample storage and shelving throughout and a walk-in wardrobe in the master bedroom. The private garden has an attractive water feature accompanied by a built-in barbeque area. The property is in immaculate condition within close proximity to Henry Cavendish Primary School. Tooting Bec Common is a short distance away and Streatham Hill is the nearest overground station with direct access to Victoria, Clapham Junction and London Bridge. The High Road offers a variety of amenities geared towards families and couples living in the area.

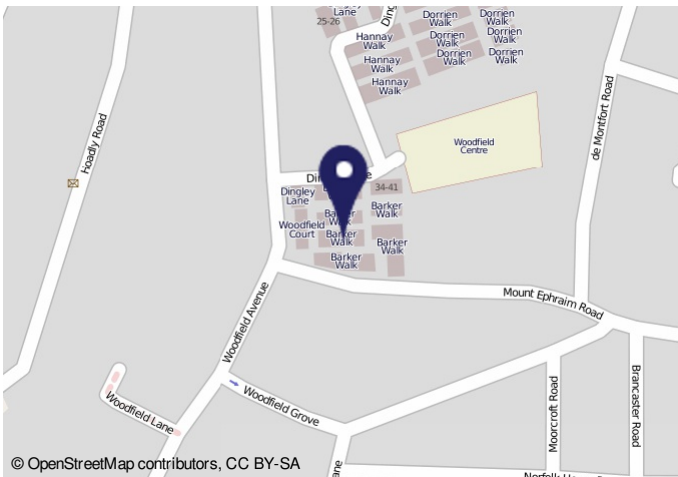
# Barker Walk

Approximate Gross Internal Area  
84.2 sq m / 906 sq ft



**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. (ID531155)



**Energy Performance Certificate**

5, Barker Walk, LONDON, SW16 1AT  
 Dwelling type: Semi-detached house  
 Date of assessment: 07 May 2014  
 Date of certificate: 11 May 2014  
 Reference number: 0762-2843-6967-6964-7445  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 79 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 making improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 2,784  
**Over 3 years you could save:** £ 579

Current costs	Potential costs	Potential future savings
Lighting £ 246 over 3 years	£ 166 over 3 years	
Heating £ 2,250 over 3 years	£ 1,880 over 3 years	
Hot Water £ 280 over 3 years	£ 201 over 3 years	
<b>Total</b> £ 2,776	£ 2,259	

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**

Energy efficient (see rating key)	Current	Potential
	4	5

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 6). 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. Cavity wall insulation	£300 - £1,500	£ 210
2. Floor insulation	£800 - £1,200	£ 192
3. Low energy lighting for all fixed outlets	£25	£ 67

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-grades](http://www.gov.uk/energy-grades) or call 0800 553 1234 (textphone 0300 553 1234). 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.