

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £600,000

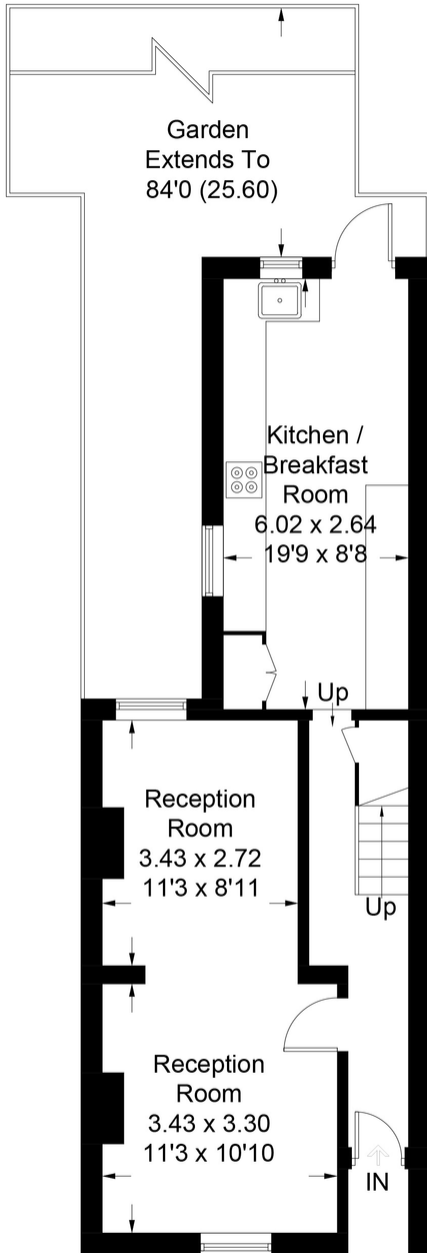
- Beautiful Victorian cottage
- Large private garden



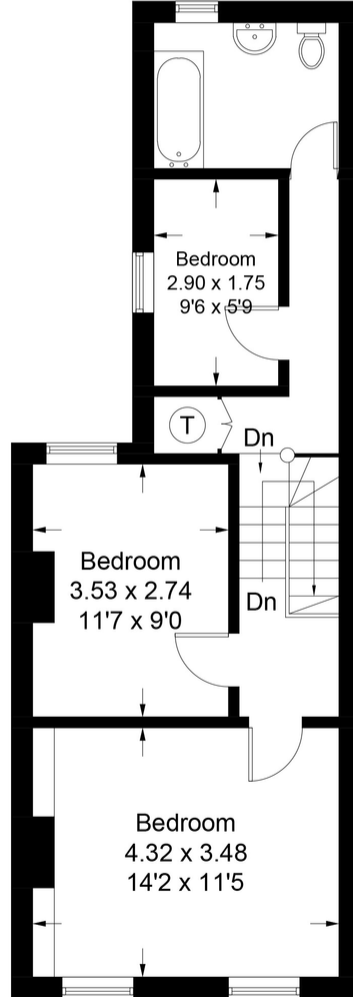
A charming three bedroom, Victorian cottage in great order comprising; double reception room, modern fitted kitchen and breakfast room with space for dining and integrated appliances, three bedrooms and a large family bathroom. There is also a very large private rear garden mainly laid to lawn. Wellfield Rd is one of the most popular streets in central Streatham with easy access to the High Road, Streatham Station and the Wide open spaces of Streatham Common.

Wellfield Road

Approximate Gross Internal Area Total = 93.2 sq m / 1003 sq ft

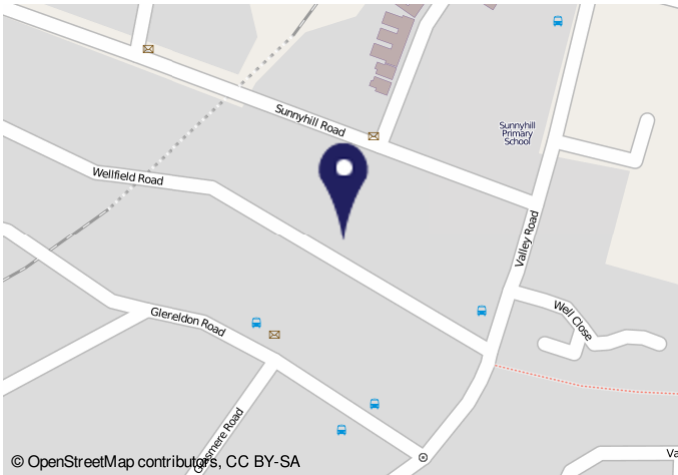


Ground Floor
Sq ft 496



First Floor
Sq ft 507

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID538352)



© OpenStreetMap contributors, CC BY-SA

Energy Performance Certificate

189, Wellfield Road, LONDON, SW16 2BY
 Dwelling type: Mid-terrace house
 Date of assessment: 18 August 2015
 Date of certificate: 19 August 2015
 Reference number: 0831-2888-7688-6465-2231
 Type of assessment: RdSAP existing dwelling
 Total floor area: 102 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: £ 3,273
Over 3 years you could save: £ 1,164

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 176 over 3 years	You could save £ 1,164 over 3 years
Heating	£ 2,433 over 3 years	£ 1,677 over 3 years	
Hot Water	£ 492 over 3 years	£ 298 over 3 years	
Total	£ 3,273	£ 2,151	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The maximum energy use for heating appliances like TVs, computers and cookers, and any electricity generated by regeneration.

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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 621	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102	
3 Increase hot water cylinder insulation	£10 - £20	£ 31	

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.direct.gov.uk/energy or call 0800 123 1234 (local area only). The Green Deal only when you make your home warmer and cheaper to run at no up-front cost.

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.