

Westcote Road, Streatham SW16

Tenure: Freehold Borough: Wandsworth

Offers in excess of £600,000

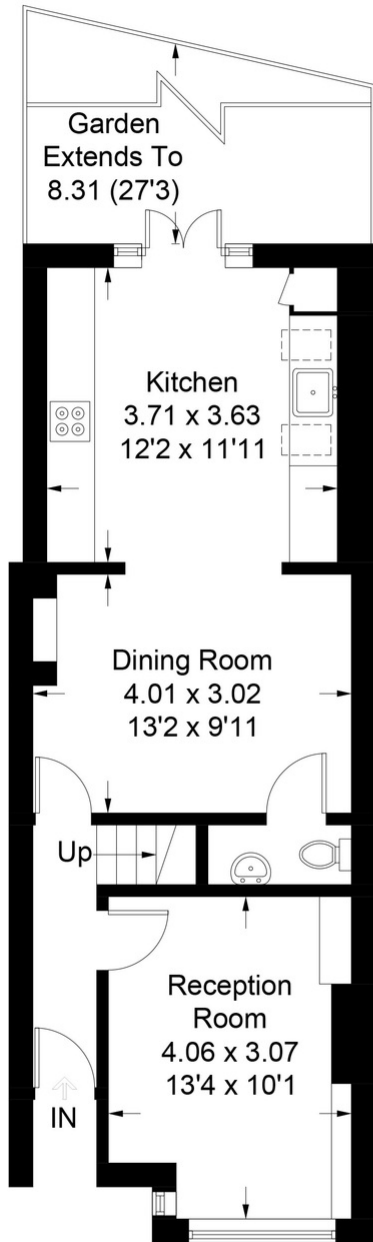
- Three double bedrooms
- Master bedroom loft conversion



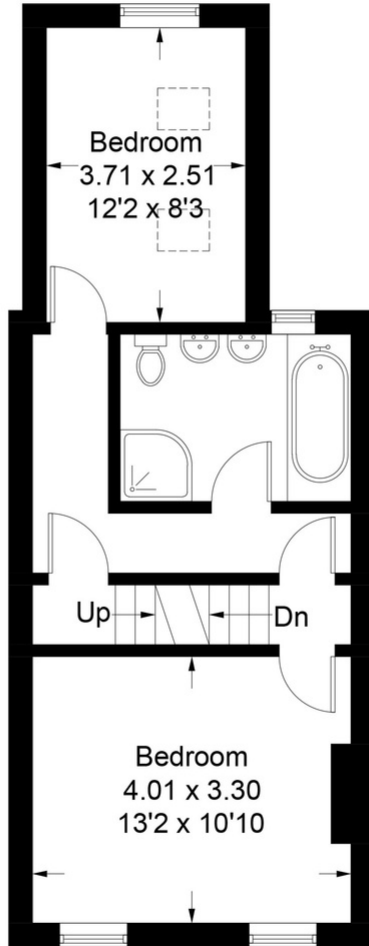
A delightful three bedroom family home in great decorative order. It is arranged over 3 floors and is spacious and unique. The property comprises; a modern, fitted kitchen/diner which leads on to the well kept garden, the three double bedrooms upstairs (the master having the added bonus of a walk in wardrobe). The home benefits from a large family bathroom as well as a downstairs WC. The property is situated close to Streatham Common Station which offers routes into London Bridge and Victoria, as well as the vast amount of shops near by. The home provides excellent natural light creating a fresh and airy ambience.

Westcote Road

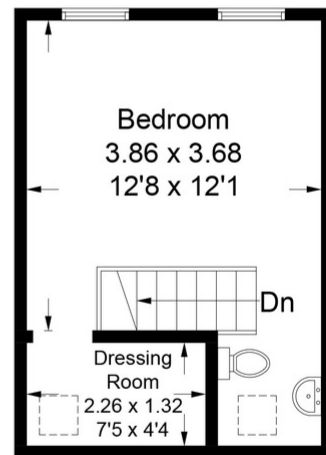
Approximate Gross Internal Area Total = 103.4 sq m / 1113 sq ft



Ground Floor
Sq ft 478

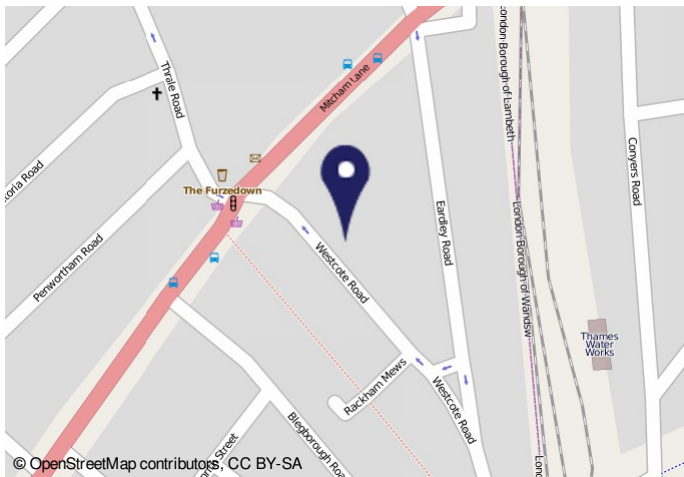


First Floor
Sq ft 422



Second Floor
Sq ft 213

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID541215)



Energy Performance Certificate HM Government

10, Westcote Road, LONDON, SW16 6BW
 Dwelling type: Mid-terrace house
 Date of assessment: 12 March 2014
 Date of certificate: 19 March 2014
 Reference number: 0429-2802-7076-8964-3501
 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,842
 Over 3 years you could save £ 180

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 177 over 3 years	You could save £ 180 over 3 years
Heating	£ 1,254 over 3 years	£ 1,288 over 3 years	
Hot Water	£ 303 over 3 years	£ 274 over 3 years	
Total	£ 1,842	£ 1,689	

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 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 measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£60	£ 26
2. Solar water heating	£4,000 - £8,000	£ 47
3. Solar photovoltaic panels (2.5 kWp)	£9,000 - £14,000	£ 750

For full details about the measurement method and other details please refer to the EPC. For more information visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home more green and cheaper to run.

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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.