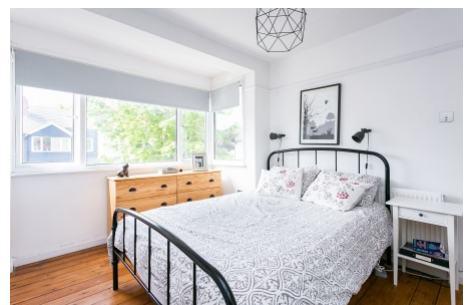


Windermere Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£500,000

- Off street parking
- Work studio in garden



A charming four bedroom mid terrace family home with two bathrooms and studio/work/utility room area in the garden with off street parking at the front and bike storage. The house has been opened up on the ground floor allowing a fluid living area. There are stripped floor boards throughout and built in cupboards and eaves storage areas. The property is in good condition and ready to move in to straight away. The garden flows over two levels with decking and lawned surfaces and further storage again for garden furniture etc. Windermere Road is on a lovely grid of family houses. Transport links via Streatham Common and Norbury allow direct access to Victoria, Clapham Junction and London Bridge. Woodmansterne and Granton primary schools are both very close by.

Windermere Road

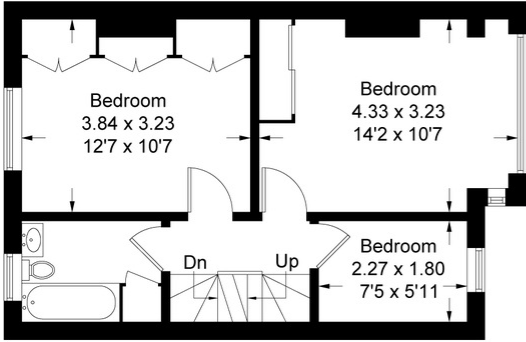
Approximate Gross Internal Area (Excluding Eaves)

99.8 sq m / 1074 sq ft

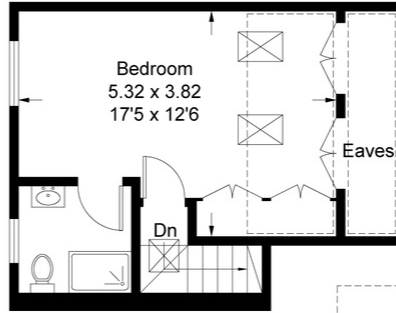
Reduced Headroom = 5.7 sq m / 61 sq ft

Shed = 11.5 sq m / 124 sq ft

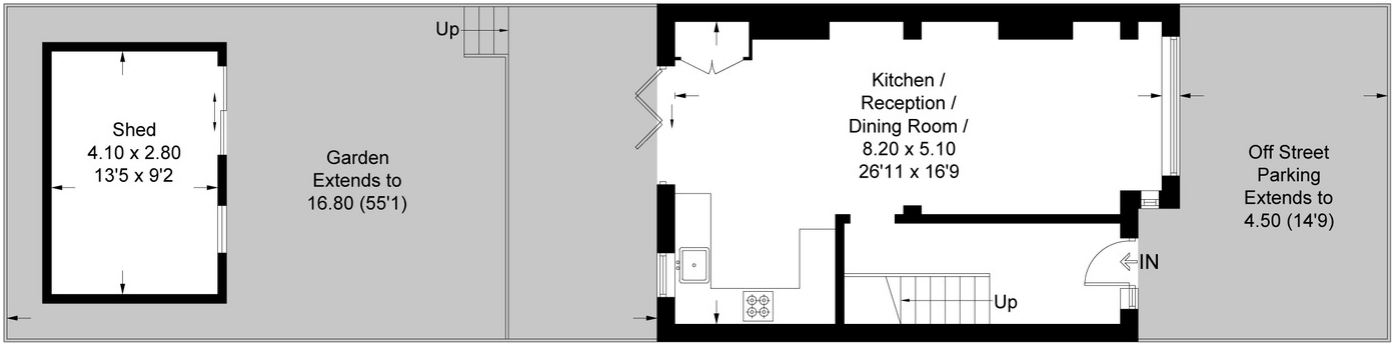
Total = 117.0 sq m / 1259 sq ft



First Floor

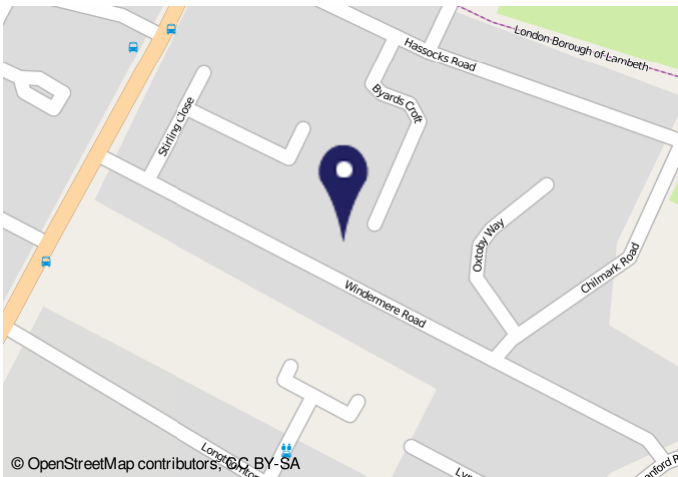


Second Floor



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. (ID545902)



Energy Performance Certificate

51, Windermere Road, LONDON, SW16 5HF
 Dwelling type: Mid terrace house
 Date of assessment: 29 August 2013
 Date of certificate: 29 August 2013
 Reference number: 2616-7044-6236-6267-4940
 Type of assessment: RdSAP existing dwelling
 Total floor area: 95 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:		Current costs	Potential costs
Lighting	£ 324 over 3 years	£ 162 over 3 years	Potential future savings You could save £ 1,293 over 3 years
Heating	£ 3,195 over 3 years	£ 2,262 over 3 years	
Hot Water	£ 321 over 3 years	£ 213 over 3 years	
Total	£ 3,840	£ 2,637	

Over 3 years you could save **£ 1,203**

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 given here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 526
2 Floor insulation	£800 - £1,200	£ 117
3 Draught proofing	£80 - £120	£ 33

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-eficiency-epc or call 0800 543 4847 (textphone 0300 543 4847). The Green Deal may enable you to make your home warmer 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.