

Ellora Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£775,000

- Three double bedrooms
- Garage



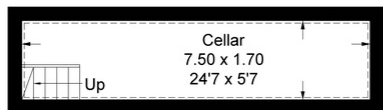
A charming and sizeable three bed Victorian end of terrace family house which benefits from a cellar, as well as a garage and utility area separate from the house itself. The property is in excellent condition and at just under 2000 square feet is very spacious with a double reception and dining area. Ellora Road is a quiet residential road within the popular Ferrers Triangle area of Streatham, situated behind the Tesco's superstore and Streatham Hub area which also houses Streatham Leisure Centre. Both Streatham Common and the Rookery are also close by. The nearest station is Streatham mainline station which offers direct routes in to London and the City via London Thameslink. Streatham bus garage is also close by as is Streatham Common Station with direct routes in to London Bridge, Victoria and Clapham Junction.

Ellora Road

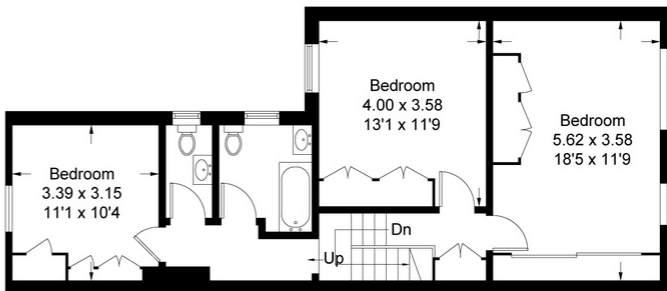
Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft
 Reduced Headroom / Cellar = 12.8 sq m / 138 sq ft
 Garage / Utility = 34.3 sq m / 369 sq ft
 Total = 181.0 sq m / 1948 sq ft



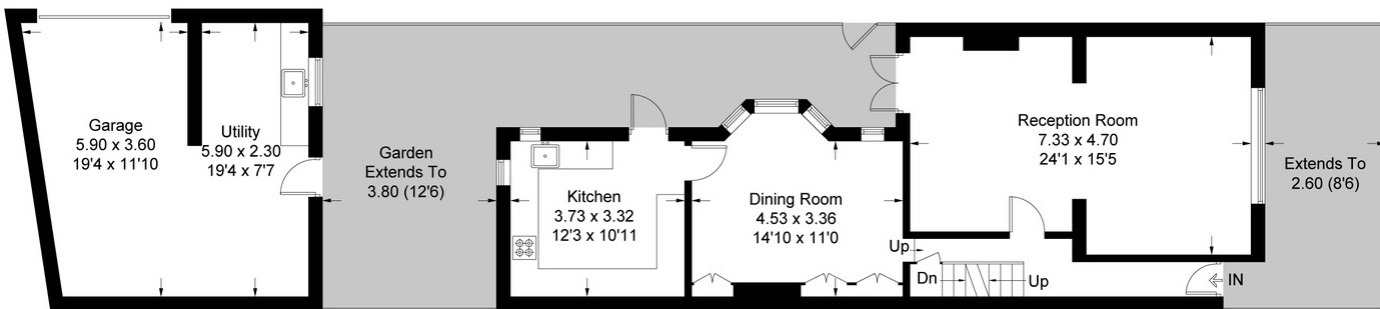
= Reduced headroom below 1.5m / 5'0"



Cellar

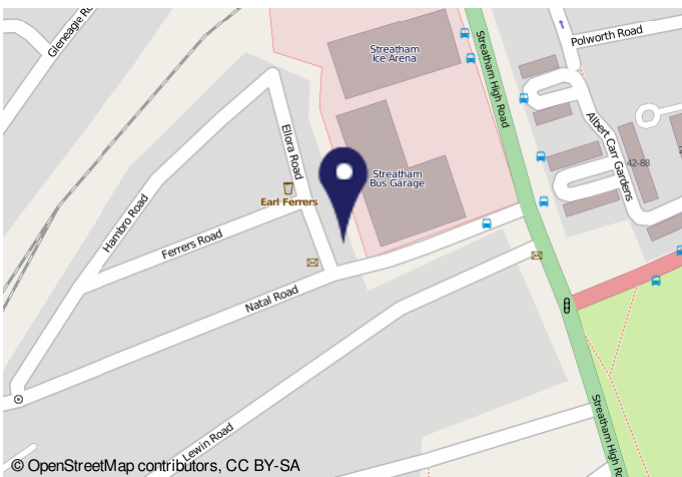


First Floor



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. (ID558140)



Energy Performance Certificate

1, Ellora Road, LONDON, SW16 6UD
 Dwelling type: End terrace house
 Date of assessment: 30 January 2019
 Date of certificate: 03 February 2019
 Reference number: 8231-7529-6770-4260-3978
 Type of assessment: RdSAP existing dwelling
 Total floor area: 128 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: **£ 3,168**
Over 3 years you could save **£ 1,191**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting £ 267 over 3 years	£ 267 over 3 years	You could save £ 1,191 over 3 years
Heating £ 2,589 over 3 years	£ 1,491 over 3 years	
Hot Water £ 312 over 3 years	£ 219 over 3 years	
Total £ 3,168	£ 1,977	

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

Energy efficiency	Current	Potential
Energy efficiency (A-G)	D	C
CO ₂ emissions (A-G)	4	3
Energy efficiency (A-G)	D	C
CO ₂ emissions (A-G)	4	3

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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 120
2. Internal or external wall insulation	£4,000 - £14,000	£ 831
3. Floor insulation (suspended floor)	£800 - £1,200	£ 120

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.stromenergyadvice.org.uk or call freephone 0800 444422. The Green Deal may enable you to fund your home energy efficiency to repay in 10 years.

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.