

## Ellacott Mews, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£750,000**

- Situated in a quiet mews development
- West facing garden



A fabulous family home situated in a quiet mews close to Tooting Bec Common. The home provides a sense of security and privacy but oozes appeal to any family. The property entrance leads straight on to a west facing garden. The kitchen boasts skylight windows providing plenty of light. There are three bedrooms, with the master bedroom at the top of the property and a large en-suite. There is plenty of storage and the house has a heating system which controls each room's temperature independently. The property also has its own parking space. Ellacott Mews is close to Henry Cavendish Primary school and all the fantastic local amenities of both Streatham and Balham High Road with restaurants, bars and shops only a walk away. Streatham Hill Station is close by providing fantastic links to London Bridge and London Victoria.

# Ellacott Mews

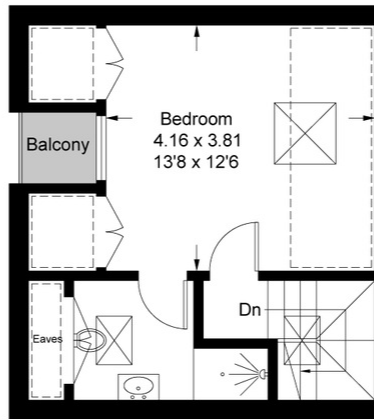
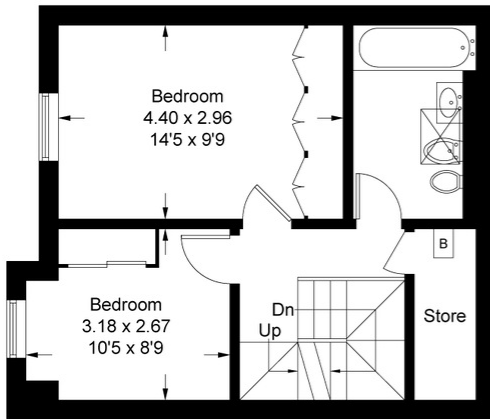
Approximate Gross Internal Area (Excluding Eaves)

106.2 sq m / 1143 sq ft

Reduced Headroom = 8.5 sq m / 91 sq ft

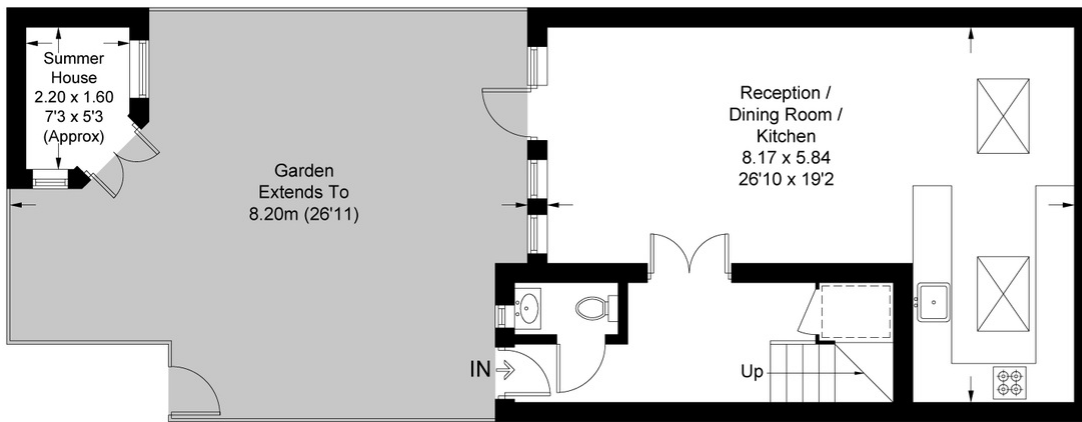
Summer House = 3.3 sq m / 36 sq ft

Total = 118.0 sq m / 1270 sq ft



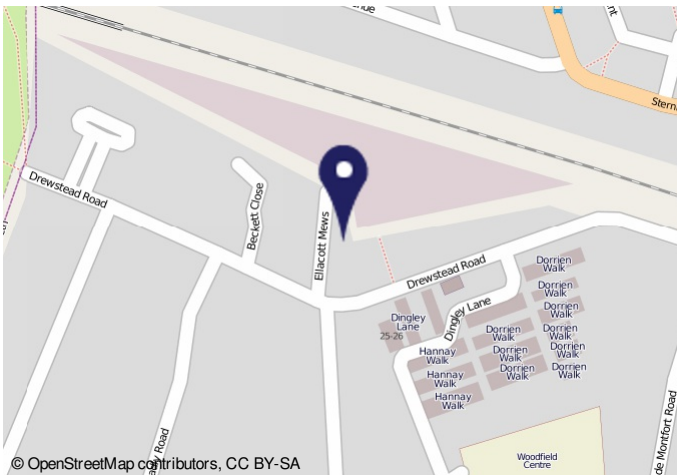
First Floor

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. (ID568078)



**Energy Performance Certificate** HM Government

5, Ellacott Mews, LONDON, SW16 1EL  
 Dwelling type: Mid-terrace house  
 Date of assessment: 19 July 2019  
 Date of certificate: 07 August 2019  
 Reference number: 0065-2821-6435-8191-0575  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 110 sqm

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	Potential future savings
Over 3 years you could save		£ 999 over 3 years	£ 1,058 over 3 years	£ 135 over 3 years
Estimated energy costs of this home		£ 243 over 3 years	£ 243 over 3 years	
Lighting	£ 243 over 3 years	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 999 over 3 years	£ 1,058 over 3 years	£ 1,058 over 3 years	
Hot Water	£ 999 over 3 years	£ 294 over 3 years	£ 294 over 3 years	
Total		£ 1,989	£ 1,489	£ 135

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating of your home 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. Solar water heating	£4,000 - £8,000	£ 135
2. Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 957

To receive advice on what measures you can take to reduce your energy bills, visit [www.energy.gov.uk](http://www.energy.gov.uk) or call freephone 0800 444020. The 'Green Deal' may enable you to fund a your home's energy and climate to plan.

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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.