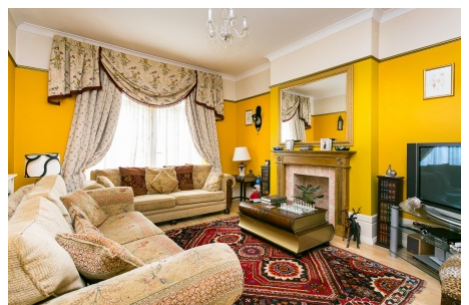


Lamberhurst Road , Streatham SE27

Tenure: Freehold Borough: Lambeth

£1,100,000

- Detached period house
- Six bedrooms



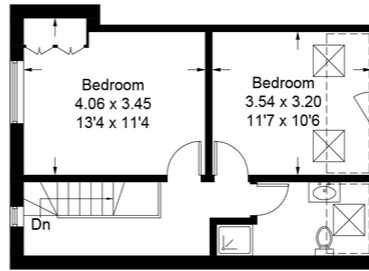
A spacious detached family home in a great location close to both Streatham and West Norwood. The family home boasts ample amounts of space, two reception rooms, separate dining room and kitchen. The property is split over three floors and is well proportioned. There is a great family sized bathroom, as well as en-suite to the master bedroom and downstairs WC. The property has a good sized garden, both accessed through side access or via double glazed doors of the back reception room. The property provides a sense of security and privacy with a gated entrance and private garden. The home is situated close to St Julian's School. It also provides the local amenities of Streatham High Road and West Norwood, with many restaurants, bars and shops.

Lamberhurst Road

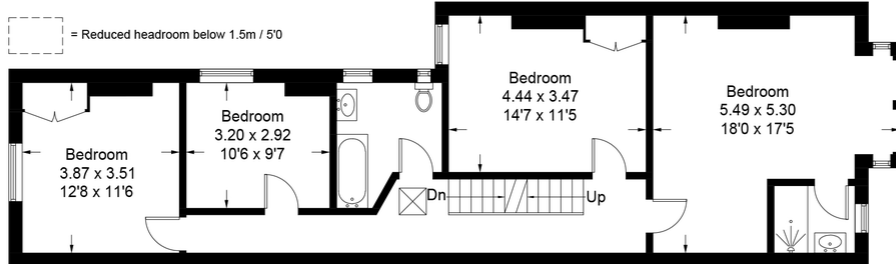
Approximate Gross Internal Area = 205.5 sq m / 2212 sq ft

Reduced Headroom = 5.0 sq m / 54 sq ft

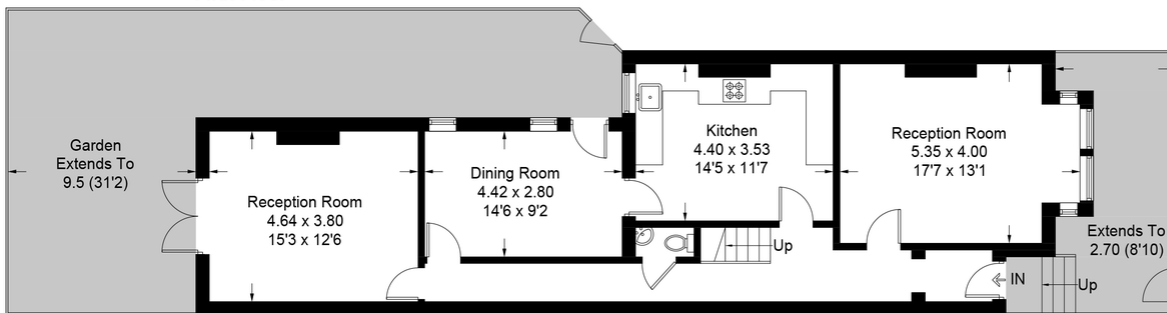
Total = 210.5 sq m / 2266 sq ft



Second Floor

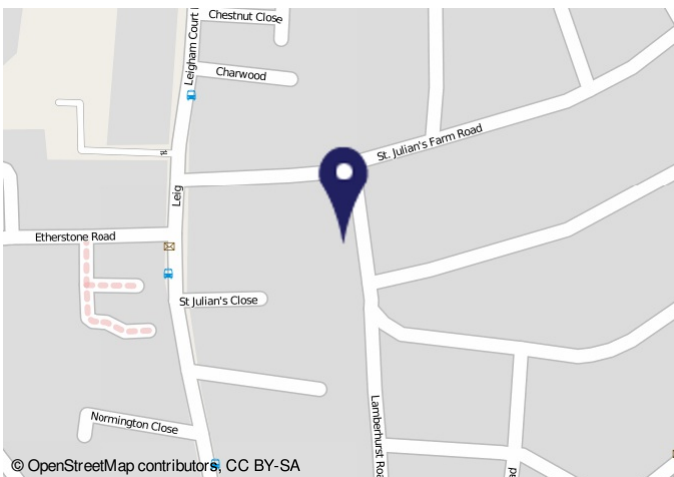


First Floor



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. (ID568943)



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Energy Performance Certificate

8 Lamberhurst Road, LONDON, SE27 0SE
 Dwelling type: Detached house
 Date of assessment: 08 September 2017
 Date of certificate: 10 September 2017
 Reference number: 0658-9079-7211-1903-8930
 Type of assessment: RdSAP existing dwelling
 Total floor area: 100 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
Over 3 years you could save	£ 4,674	£ 2,130

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	You could save £ 2,130 over 3 years
Heating	£ 4,038 over 3 years	£ 2,052 over 3 years	
Hot Water	£ 354 over 3 years	£ 240 over 3 years	
Total	£ 4,674	£ 2,574	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are 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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 1,000
2. Floor insulation (suspended floor)	£600 - £1,200	£ 207
3. Solar water heating	£4,000 - £5,000	£ 114

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.openenergymonitor.org.uk or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

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.