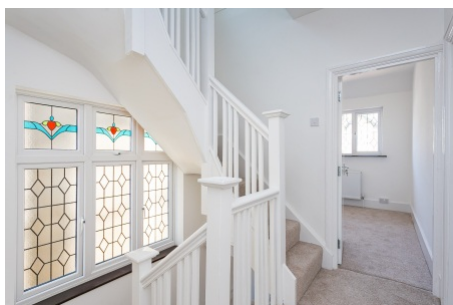


Tankerville Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£850,000

- Chain free
- Off street parking



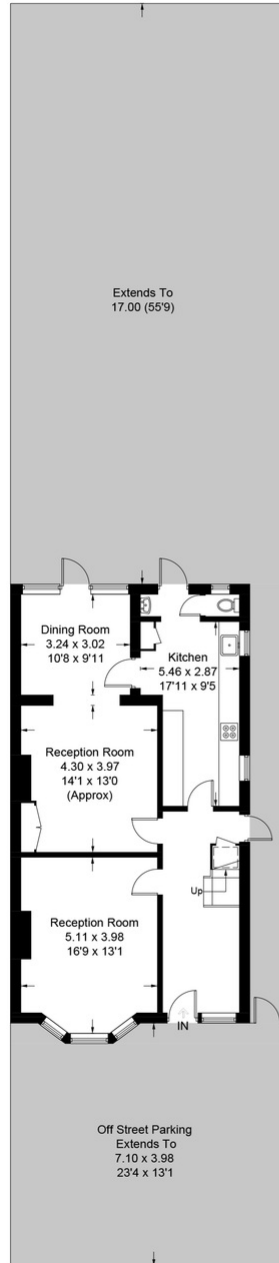
An excellent opportunity to create a spacious family house with a large south-westly facing garden close to Streatham Common train station. The house comprises two reception rooms, a dining area with doors leading out onto the sunny garden and a smart kitchen fitted with modern appliances. The first floor comprises four bedrooms all with plenty of room for storage and a family bathroom plus an additional WC. The second floor comprises two further bedrooms and a bathroom. This home is being sold with no onward chain. Tankerville Road is ideally located moments from great local schools and the green open spaces of Streatham Common. An abundance of bars, restaurants and local amenities are to be found just a short walk away on Streatham High Road and Greyhound Lane. Transport links include Streatham Common and Streatham station.

Tankerville Road

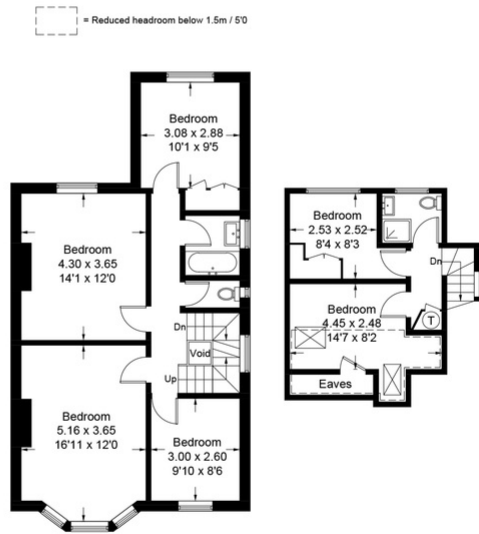
Approximate Gross Internal Area = 167 sq m / 1798 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 8.2 sq m / 88 sq ft

Total = 175.2 sq m / 1886 sq ft
(Excluding Void)



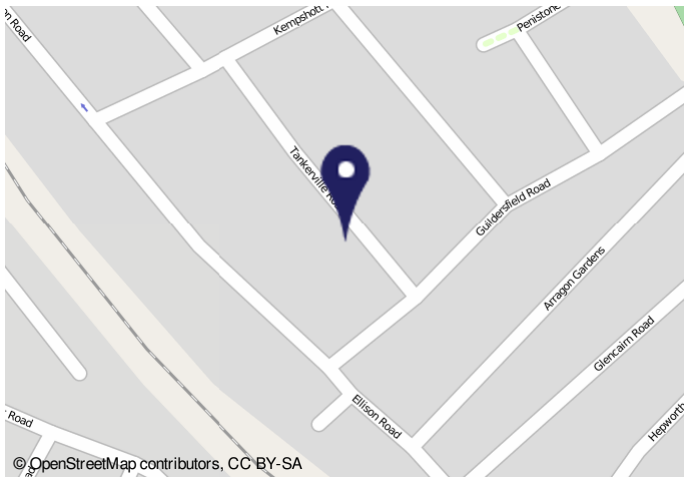
Ground Floor



First Floor

Second 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. (ID570705)



Energy Performance Certificate HM Government

45, Tankerville Road, LONDON, SW16 5LP
 Dwelling type: Semi-detached house
 Date of assessment: 11 August 2018
 Date of certificate: 14 August 2018
 Reference number: 9558-8062-7286-5566-7970
 Type of assessment: RdSAP existing dwelling
 Total floor area: 148 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: £ 3,288
Over 3 years you could save: £ 876

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 263 over 3 years	£ 208 over 3 years	You could save £ 876 over 3 years
Heating	£ 2,412 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 513 over 3 years	£ 249 over 3 years	
Total	£ 3,188	£ 2,452	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water or 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	£ 400
2 Low energy lighting for all fixed outlets	£55	£ 33
3 Hot water cylinder thermostat	£200 - £400	£ 165

To receive advice on what measures you can take to reduce your energy bills, visit www.energyguidance.org.uk or call freephone 0800 444202. The Green Deal may enable you to fund your home without any upfront cost.

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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.