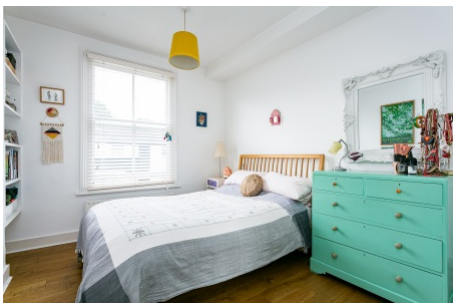


Wellfield Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£350,000

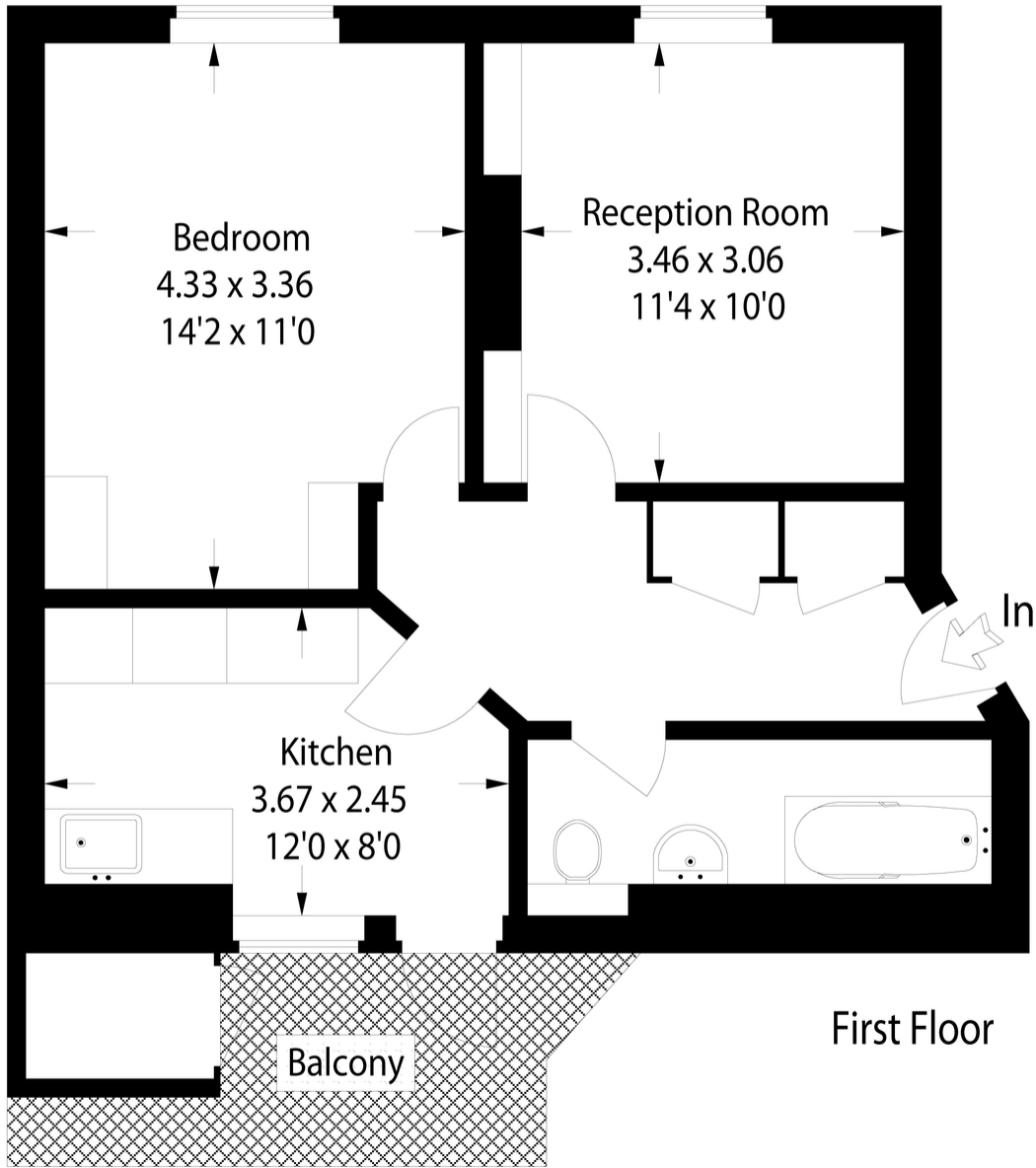
- Victorian building
- Balcony



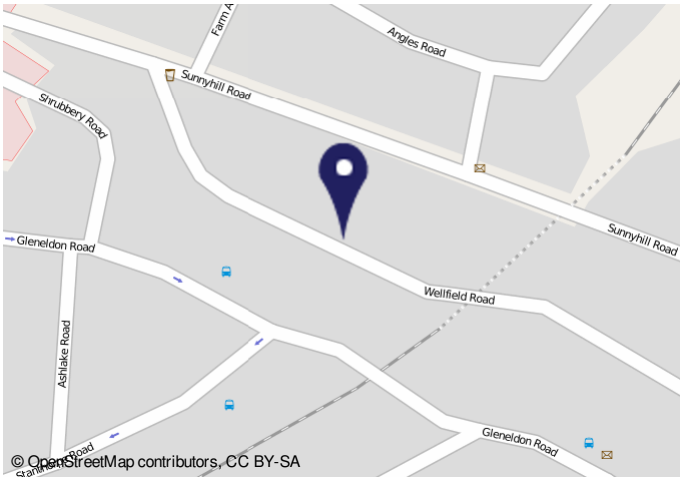
This charming first floor flat is spacious with a large separate reception room, eat-in kitchen and well-proportioned double bedroom. The flat is beautifully presented throughout, with modern kitchen and bathroom and has a lovely balcony with room for a table and chairs. Wellfield Road is one of the best roads in the central area of Streatham with a lovely village-like feel, easy access to the shops, bars and restaurants of the High Road and a choice of stations at Streatham or Streatham Hill.

Wellfield Road

Approximate Gross Internal Area :-
49 sq m / 527 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID8133)



Energy Performance Certificate

26, Wellfield Road
LONDON
SW16 2BT

Chilling type: Top floor: flat
Date of assessment: 28 June 2011
Date of certificate: 28 June 2011
Reference number: 2164-28-28-330-0029-0025
Type of assessment: SAP
Total floor area: 44 m²
Type of dwelling: existing dwelling

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| D | C | F | D |

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 410 kWh/m ² per year | 323 kWh/m ² per year |
| Carbon dioxide emissions | 3.3 tonnes per year | 2.7 tonnes per year |
| Lighting | £20 per year | £20 per year |
| Heating | £260 per year | £162 per year |
| Hot water | £50 per year | £52 per year |

You could save up to **£129 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised turning conditions (heating periods, room temperatures, etc) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a quick and easy way to verify the most energy-efficient products on the market. This EPC and accompanying report must be given to the Energy Saving Trust to provide you with information on improving energy efficiency.

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.