

Eardley Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £525,000

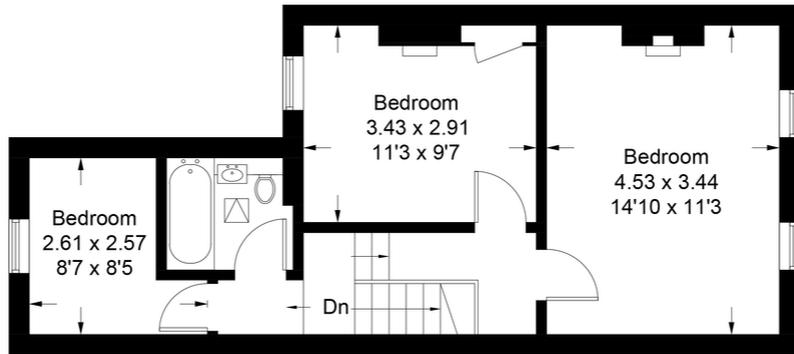
- Victorian cottage
- West facing garden



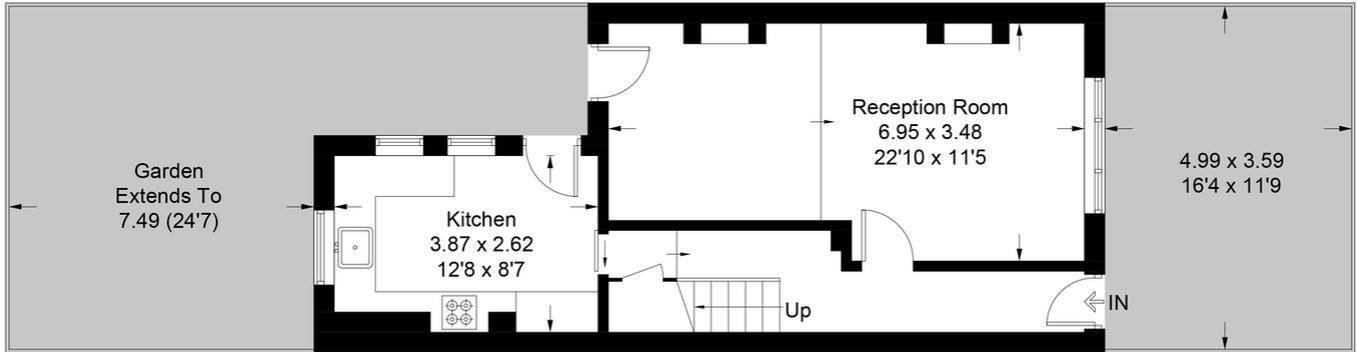
A charming Victorian mid-terraced cottage just by Streatham Common Station which still retains some original features. The property consists of three bedrooms with double reception room and kitchen on the ground floor, plus a west-facing garden. Eardley Road is conveniently located just around the corner from Streatham Common Station with direct links into Victoria, London Bridge, Clapham Junction and East Croydon (for Gatwick airport) as well as Streatham Station for Thameslink routes. There is a hub of local independent shops nearby on Greyhound Lane, including Coffee Estate and you are in close proximity to the popular Furzedown area. Streatham Common and Tooting Common are both nearby offering plenty of activities for families. There are numerous shops, bars and restaurants to choose from on Streatham High Street.

Eardley Road

Approximate Gross Internal Area
84.4 sq m / 908 sq ft

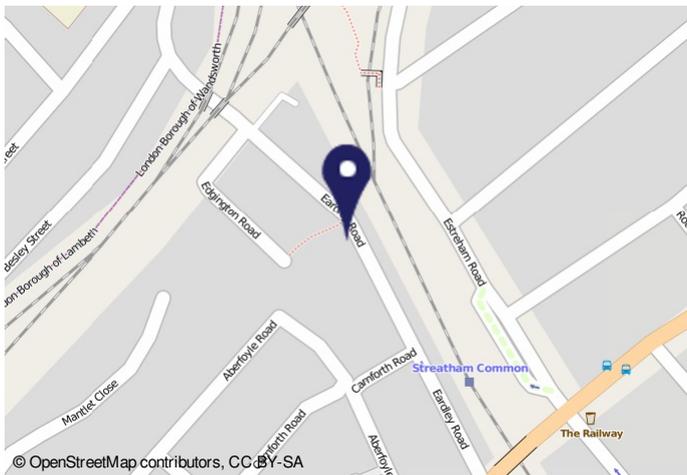


First Floor



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. (ID577927)



Energy Performance Certificate

122, Eardley Road
LONDON, SW16 5TD

Dwelling type: Mid-terrace house
Date of assessment: 12 April 2011
Date of certificate: 18 April 2011
Reference number: 82547434-5420-8917-4982
Type of assessment: EPC for existing dwelling
Total floor area: 84 m²

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Band A			Band A		
Band B			Band B		
Band C			Band C		
Band D			Band D		
Band E			Band E		
Band F			Band F		
Band G			Band G		

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

	Current	Potential
Energy use	388 kWh/m ² per year	270 kWh/m ² per year
Carbon dioxide emissions	4.8 tonnes per year	3.8 tonnes per year
Lighting	£50 per year	£50 per year
Heating	£747 per year	£634 per year
Hot water	£127 per year	£104 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 running 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 services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please use the recommended measures.

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a small and easy way to ensure the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.