

Eardley Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £525,000

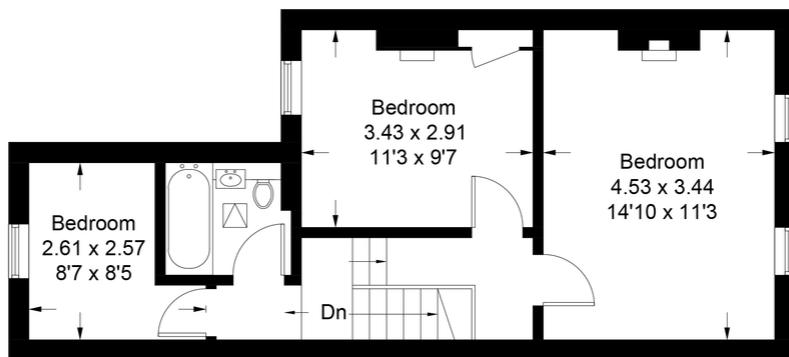
- Victorian cottage
- West facing garden



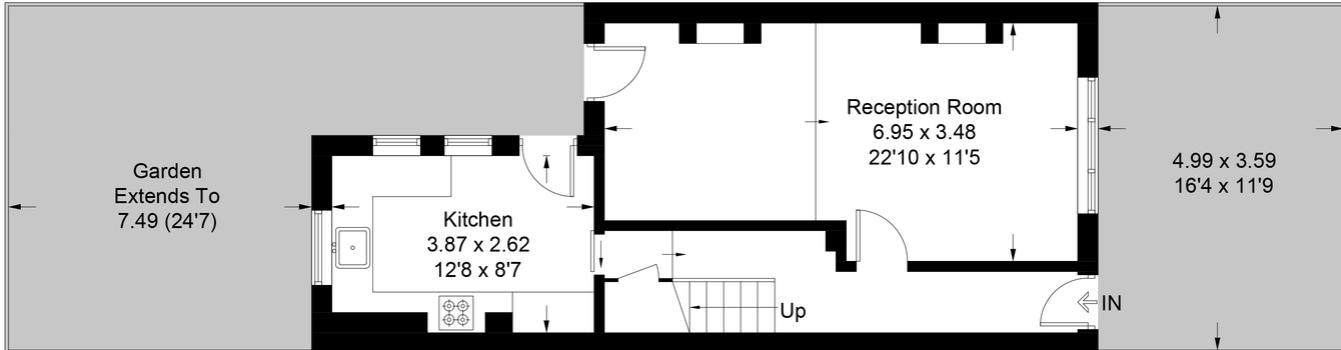
A charming Victorian mid-terrace cottage just by Streatham Common Station which still retains some original features. The property consists of three bedrooms with double reception room and kitchen on the ground floor, plus a west-facing garden. Eardley Road is conveniently located just around the corner 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

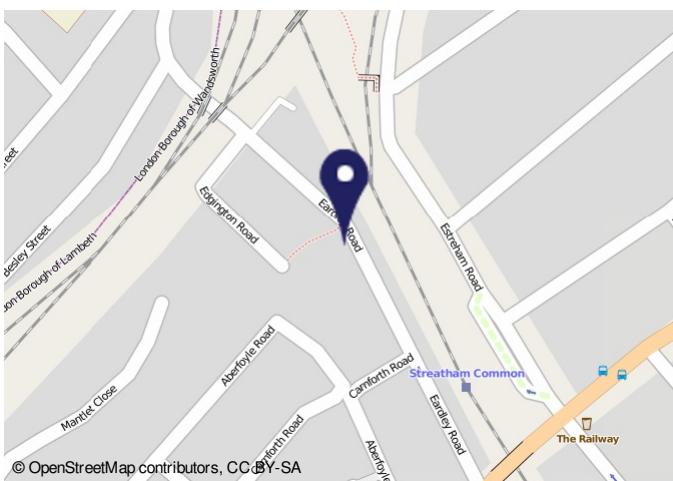


First Floor



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 3TG	Building type: Mid terrace house Date of assessment: 13 April 2011	
	Band: D Reference number: 802541005430-8917-4992	
	Report issued by: EPC Direct Ltd, 01992 583333	
	Very energy efficient - lower costs	
Very energy efficient - lower costs	Current Potential	
A	A	
B	B	
C	C	
D	D	
E	E	
F	F	
G	G	
Very energy efficient - higher costs		
Very energy efficient - higher costs		
H	H	
I	I	
J	J	
K	K	
L	L	
M	M	
N	N	
O	O	
P	P	
Very poor - higher costs		
Very poor - higher costs		
R	R	
S	S	
T	T	
Very poor - higher costs		
Very poor - higher costs		
U	U	
V	V	
W	W	
X	X	
Y	Y	
Z	Z	
Very poor - higher costs		
Very poor - higher costs		
England & Wales	EU Directive	
The energy efficiency rating is a measure of the amount of energy required to heat and power a home. The more energy efficient the home is and the less energy it needs to be heated and powered, the better it is for the environment.		
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
Current	Potential	
Energy use	300 kWh per year	270 kWh per year
Carbon dioxide emissions	4.6 tonnes per year	3.8 tonnes per year
Lighting	£50 per year	£50 per year
Heating	£747 per year	£534 per year
Hot water	£127 per year	£104 per year
The figures in the table above have been provided by the energy performance certificate assessors and reflect the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated based on the average characteristics of the home and the characteristics of the other home. As a result, they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date to see how this home can achieve its potential rating please see the recommended measures.		
Remember to look for the energy saving recommended logo when buying energy efficient products. This EPC and recommendation 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.