

## Benhurst Lane, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£650,000**

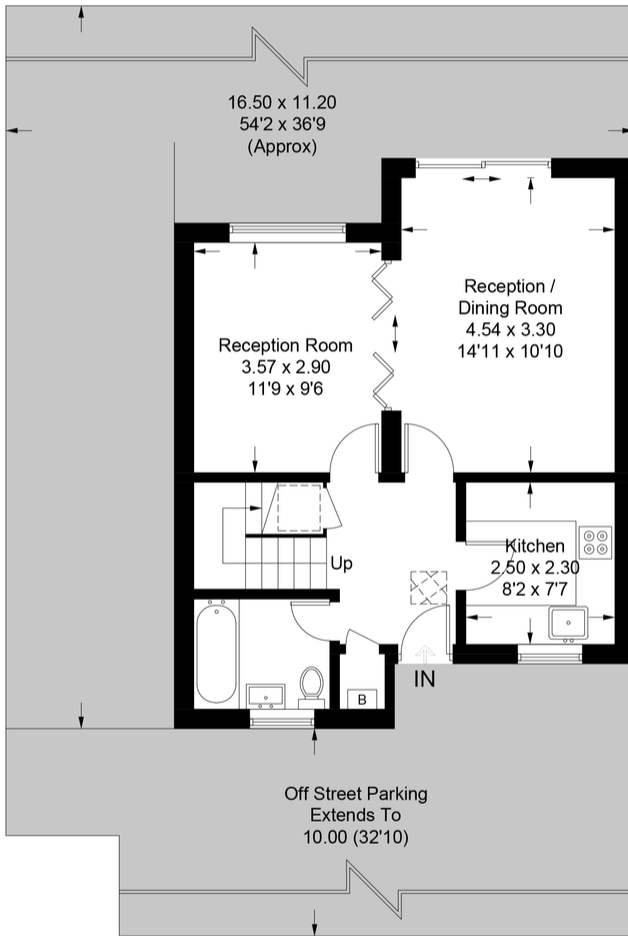
- Semi-detached chalet bungalow
- Secluded private close



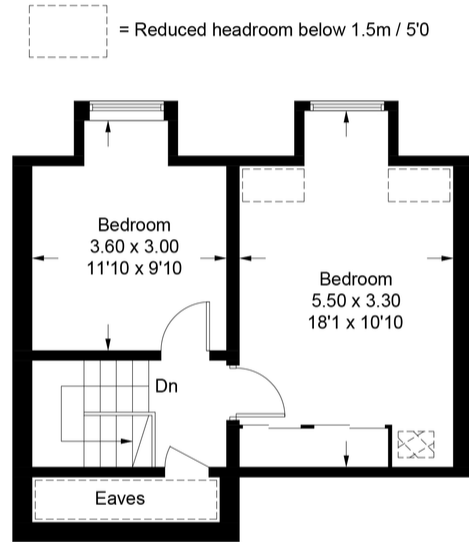
It's hard to find a chalet bungalow in SW16 and this is in a delightfully quiet private close. Whilst currently used as two reception rooms it would be easy to have a bedroom on the ground floor along with all other principle rooms. There are two further bedrooms upstairs. Subject to normal consents and permissions there is scope for extension as the property is semi-detached with a large garden around the side. There is also parking and no ongoing Chain.

# Benhurst Lane

Approximate Gross Internal Area = 78 sq m / 839 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 3.7 sq m / 40 sq ft  
 Total = 81.7 sq m / 879 sq ft

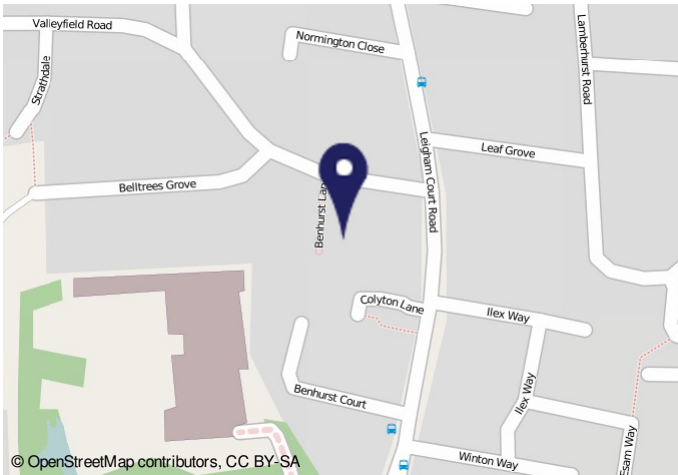


Ground Floor



First 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. (ID624316)



**Energy Performance Certificate** HM Government

7, Benhurst Lane, LONDON, SW16 2JB  
 Dwelling type: Semi-detached house  
 Date of assessment: 21 May 2019  
 Date of certificate: 22 May 2019  
 Reference number: 8404-2698-8429-3227-6513  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 71 m<sup>2</sup>

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 | Potential future savings |
|---|---------------|-----------------|--------------------------|
| Over 3 years you could save                     | £ 1,884       | £ 1,164         | £ 720                    |
| Over 3 years you could save                     | £ 348         | £ 348           | £ 0                      |

Estimated energy costs of this home

| Category     | Current costs        | Potential costs      | Potential future savings |
|--------------|----------------------|----------------------|--------------------------|
| Lighting     | £ 279 over 3 years   | £ 109 over 3 years   | £ 170                    |
| Heating      | £ 1,311 over 3 years | £ 1,164 over 3 years | £ 147                    |
| Hot Water    | £ 294 over 3 years   | £ 213 over 3 years   | £ 81                     |
| <b>Total</b> | <b>£ 1,884</b>       | <b>£ 1,486</b>       | <b>£ 398</b>             |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and cookers, 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 shown 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 Floor insulation (solid floor)            | £4,000 - £5,000 | £ 56                         |
| 2 Low energy lighting for all fixed outlets | £45             | £ 105                        |
| 3 Heating controls (radiator thermostats)   | £300 - £450     | £ 66                         |

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.tripowerenergyadvice.org.uk](http://www.tripowerenergyadvice.org.uk) or call freephone 0844 844212. The Green Deal may enable you to fund your home without any upfront cost.

**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.