

## Fawcett Close, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£599,950**

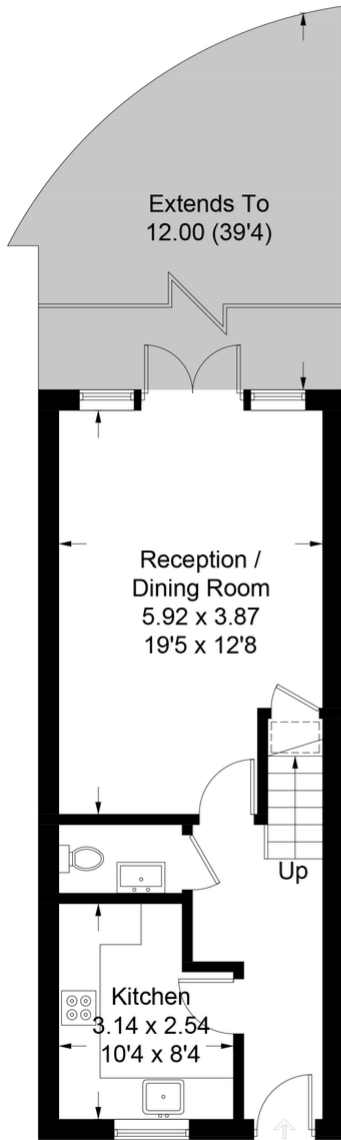
- End of terrace three bedroom house
- Smart private close



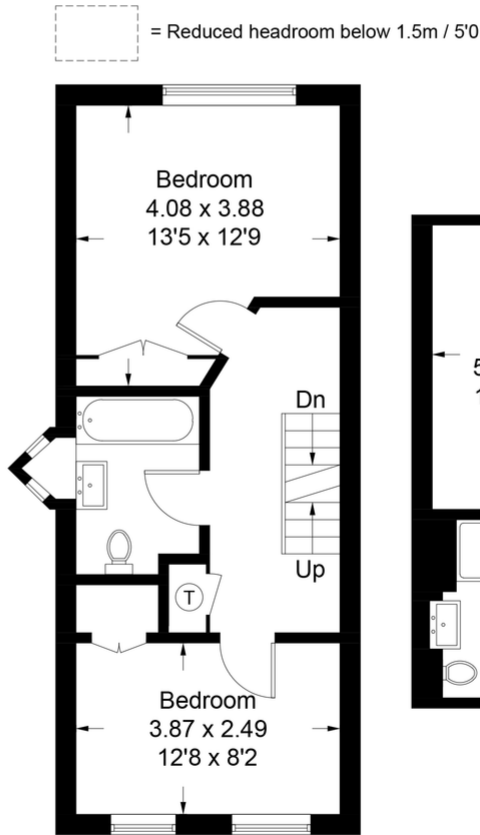
This is a large, light and spacious three bedroom house of over 1,100 square feet with two bathrooms and ground floor wc in a desirable private close located near the common. It has been well looked after and only had one previous owner. White goods are included in the kitchen and there is a low maintenance patio garden and parking space. There is no ongoing chain with the house.

# Fawcett Close

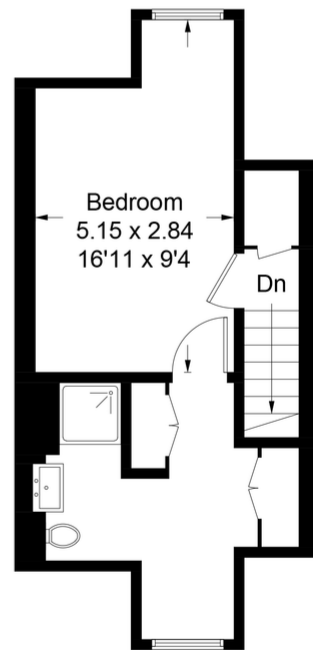
Approximate Gross Internal Area = 107.9 sq m / 1162 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 0.4 sq m / 4 sq ft  
 Total = 108.3 sq m / 1166 sq ft



**Ground Floor**

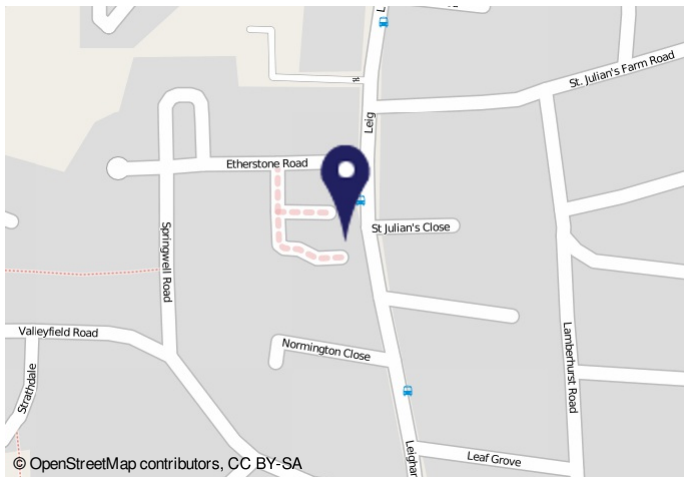


**First Floor**



**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. (ID624775)



Energy Performance Certificate			
1, Fawcett Close, LONDON, SW16 2DJ		Reference number: 8350-7222-3290-4265-6226	
Dwelling type: residential house		Type of assessment: RdSAP existing dwelling	
Date of assessment: 25 February 2020		Total floor area: 107 m <sup>2</sup>	
Date of certificate: 02 March 2020			
Use this document to:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
Estimated energy costs of dwelling for 3 years:		£ 2,379	
Over 3 years you could save:		£ 486	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 1,628 over 3 years	£ 1,454 over 3 years	
Hot Water	£ 492 over 3 years	£ 228 over 3 years	
	<b>Total</b> £ 2,379	<b>£ 1,943</b>	<b>You could save £ 486 over 3 years</b>
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 does not take account of apartment associations' shared 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 - £6,000	£ 102	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 263	
3 Solar water heating	£4,000 - £5,000	£ 141	
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 <a href="http://www.trustenergycouncil.org.uk">www.trustenergycouncil.org.uk</a> or call freephone 0844 844212. The Green Deal may enable you to fund your home weather and energy bills.			

**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.