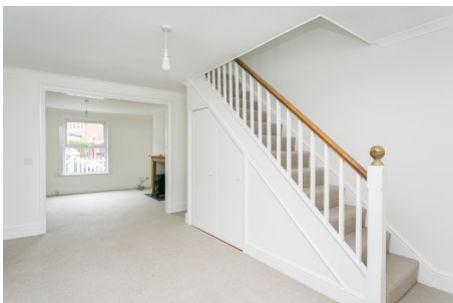


## Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£650,000**

- Beautiful 3 bedroom Victorian Cottage
- Semi-detached

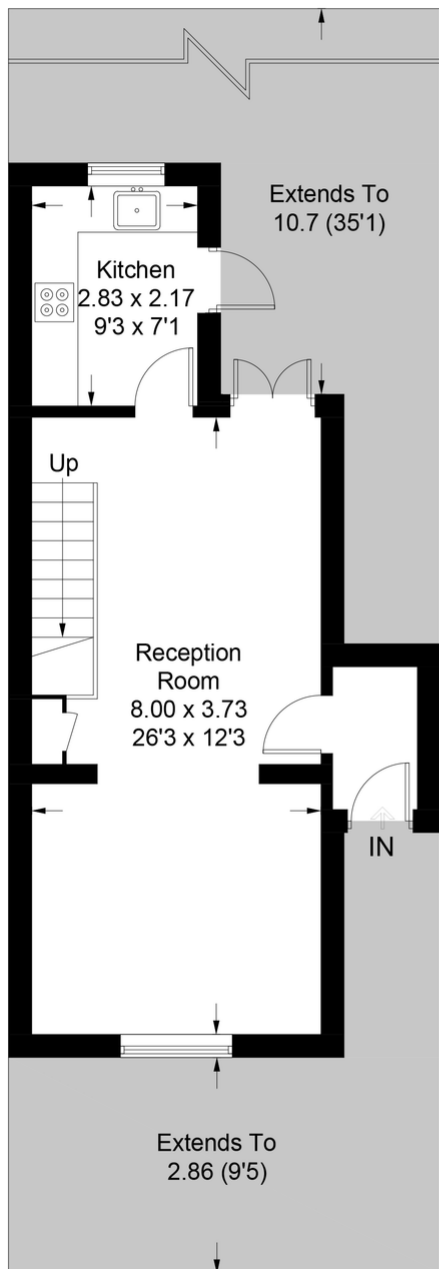


This beautiful three bedroom cottage is in excellent order throughout and is being sold with no onward chain. The spacious accommodation comprises large double reception off the added entrance porch, kitchen with modern appliances, the three bedrooms, bathroom and loft providing storage. Private garden. Wellfield Road is a highly regarded residential street a short walk from the shops, bars and restaurants of Streatham High Road, rail links at Streatham and Streatham Hill stations and the wide open spaces of Streatham Common.

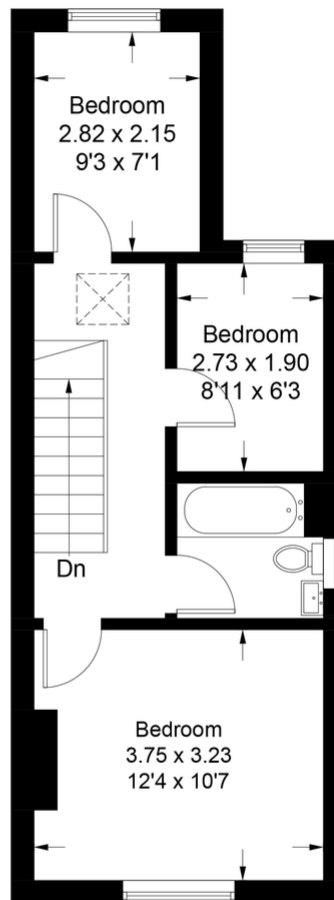
# Wellfield Road



Approximate Gross Internal Area = 75.6 sq m / 814 sq ft

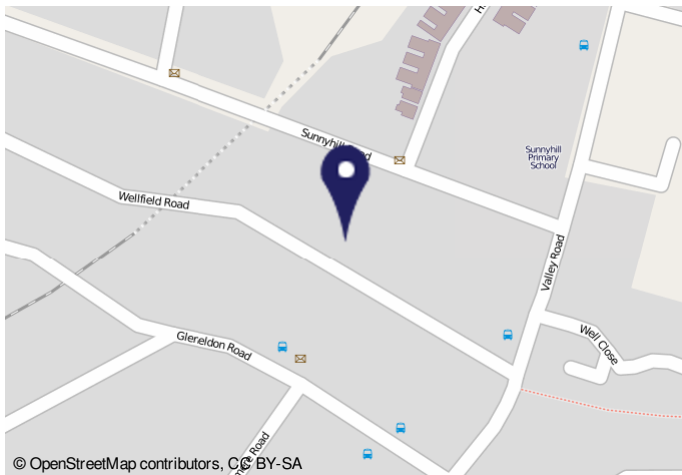


## Ground Floor



## 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. (ID625118)



**Energy Performance Certificate**

183, Wellfield Road, LONDON, SW16 2BT  
 Dwelling type: Semi-detached house  
 Date of assessment: 09 March 2017  
 Date of certificate: 13 March 2017  
 Reference number: 0953-2801-7275-6503-2345  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 74 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 making improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 3,951**  
**Over 3 years you could save** **£ 1,653**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 160 over 3 years	You could save <b>£ 1,653</b> over 3 years
Heating	£ 2,517 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 231 over 3 years	£ 123 over 3 years	
<b>Total</b>	<b>£ 3,051</b>	<b>£ 1,308</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, 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 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. Increase loft insulation to 270 mm	£100 - £300	£ 114
2. Internal or external wall insulation	£4,000 - £14,000	£ 870
3. Floor insulation (solid floor)	£4,000 - £10,000	£ 144

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.stromenergyadvice.org.uk](http://www.stromenergyadvice.org.uk) or call freephone 0800 444422. The Green Deal may enable you to fund your home without debt through a loan.

**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.