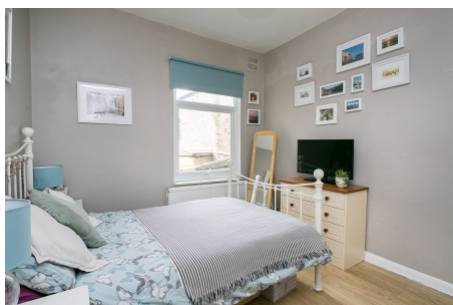


Wellfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£450,000

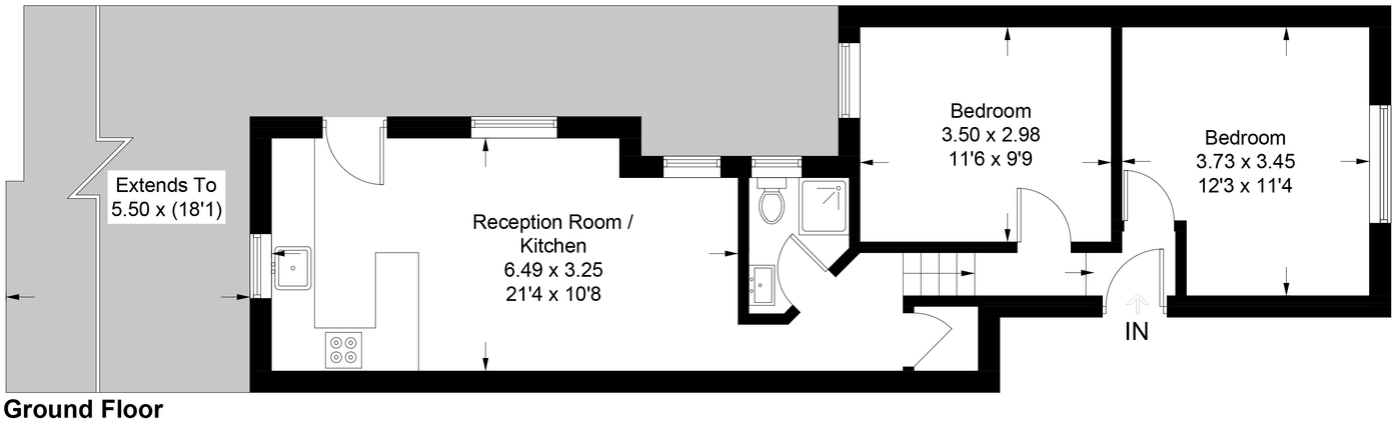
- Delightful garden flat
- Two spacious double bedrooms



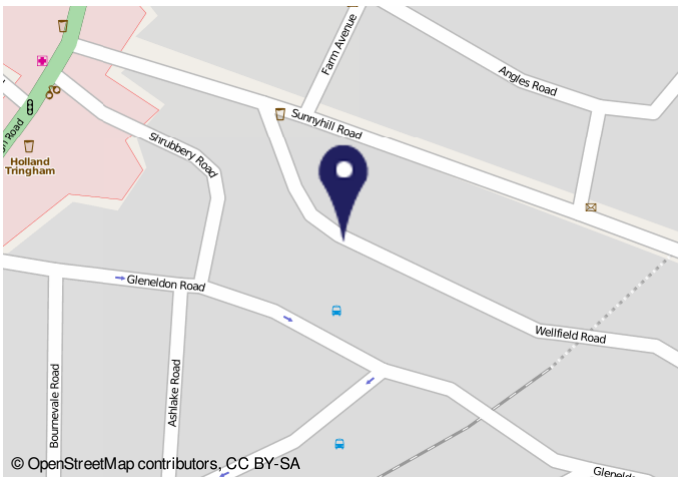
On this ever popular road is an attractive two bedroom flat with open plan kitchen, reception room and private south facing garden. Both bedrooms are large doubles and the accommodation is in excellent decorative order. The high street amenities are only a short walk away despite the quiet nature of this residential road. There are shops, bars, restaurants and bus routes into the city all nearby. Both Streatham and Streatham hill stations are easy to walk to and offer alternative routes into the city.

Wellfield Road

Approximate Gross Internal Area = 53.4 sq m / 575 sq ft



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. (ID626379)



Energy Performance Certificate

58, Wellfield Road, LONDON, SW16 2BP
 Dwelling type: Ground-floor flat
 Date of assessment: 21 February 2020
 Date of certificate: 04 March 2020

Reference number: 2758-6021-4262-6760-1204
 Type of assessment: RdSAP existing dwelling
 Total floor area: 51 m²

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: **£ 1,539**
Over 3 years you could save **£ 399**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting £ 152 over 3 years	£ 152 over 3 years	You could save £ 399 over 3 years
Heating £ 1,161 over 3 years	£ 758 over 3 years	
Hot Water £ 246 over 3 years	£ 246 over 3 years	
Total £ 1,539	£ 1,140	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot based on energy used by individual households. This includes energy use for running appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficiency: lower ratings cost more	Current	Potential
A+ (95-100) A (81-94) B (69-80) C (55-68) D (39-54) E (21-38) F (9-20) G (1-8)	D	B

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 given 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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 59
2. Internal or external wall insulation	£4,000 - £14,000	£ 231
3. Floor insulation (suspended floor)	£800 - £1,200	£ 99

For more information about measures you can take to reduce your energy bills, visit www.gov.uk/energy-efficiency or call telephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

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.