

## Strathbrook Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**Offers in excess of £685,000**

- Three bedroom semi-detached house
- Self contained studio in the garden



This is a spacious three bedroom semi-detached house with large garden and superb studio built at the bottom of the garden that offers an additional bedroom, office space or workshop with power, heating and a smart finish. The house is close to a choice of large supermarkets, well regarded gastro pubs and both Norbury and Streatham Common stations as well as having bus routes on the high road to give alternative routes onto the city.

# Strathbrook Road

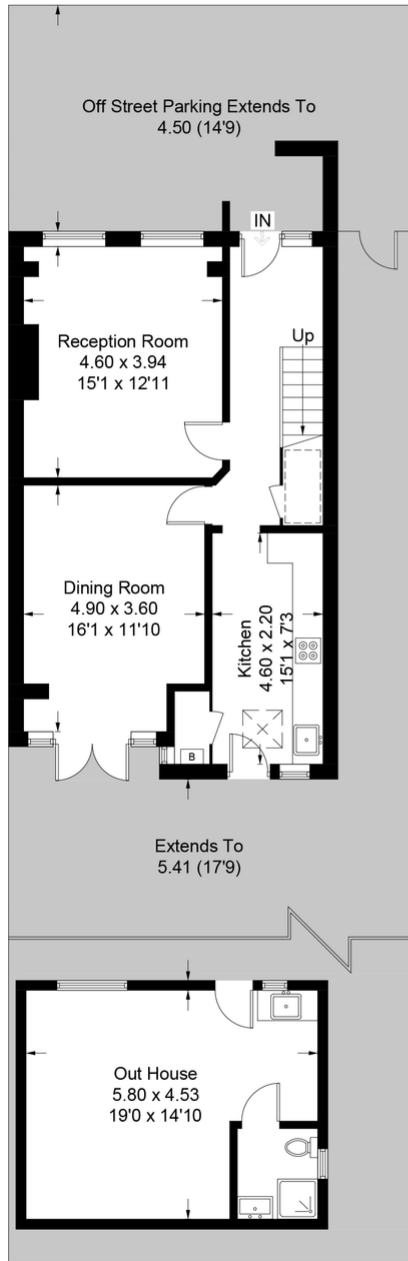
Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft

(Excluding Reduced Headroom)

Reduced Headroom = 1.2 sq m / 13 sq ft

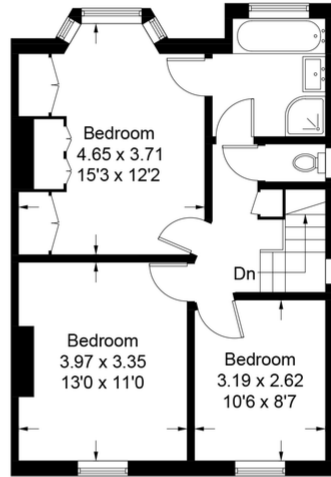
Out House = 26.4 sq m / 284 sq ft

Total = 137.8 sq m / 1483 sq ft



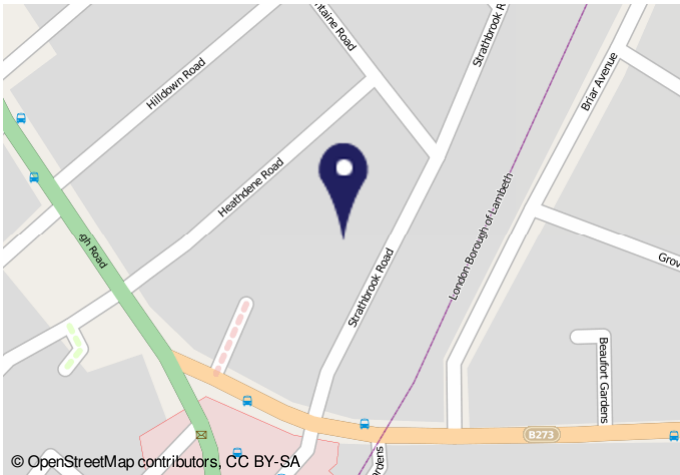
Ground Floor

= Reduced headroom below 1.5m / 5'0"



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. (ID626507)



**Energy Performance Certificate**

13, Strathbrook Road, LONDON, SW16 3AT  
 Dwelling type: Semi-detached house  
 Date of assessment: 29 January 2019  
 Date of certificate: 31 January 2019  
 Reference number: 2816-3005-7276-6821-6910  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 110 sqm

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:**

Current costs	Potential costs	Potential future savings
£ 222 over 3 years	£ 202 over 3 years	You could save <b>£ 20</b> over 3 years
£ 2,052 over 3 years	£ 1,296 over 3 years	
£ 212 over 3 years	£ 214 over 3 years	
<b>Total</b> £ 2,286	<b>£ 1,714</b>	

Over 3 years you could save **£ 572**

**Estimated energy costs of this home**

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 202 over 3 years	You could save <b>£ 20</b> over 3 years
Heating	£ 2,052 over 3 years	£ 1,296 over 3 years	
Hot Water	£ 212 over 3 years	£ 214 over 3 years	
<b>Total</b>	<b>£ 2,286</b>	<b>£ 1,714</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 highest 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 Internal or external wall insulation	£4,000 - £14,000	£ 112
2 Floor insulation (suspended floor)	£600 - £1,200	£ 141
3 Solar water heating	£4,000 - £5,000	£ 98

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.trustenergycouncil.org.uk](http://www.trustenergycouncil.org.uk) or call freephone 0800 444202. 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.