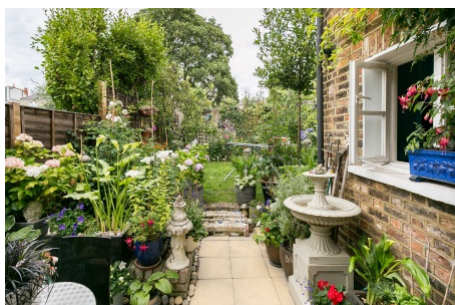


Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£625,000

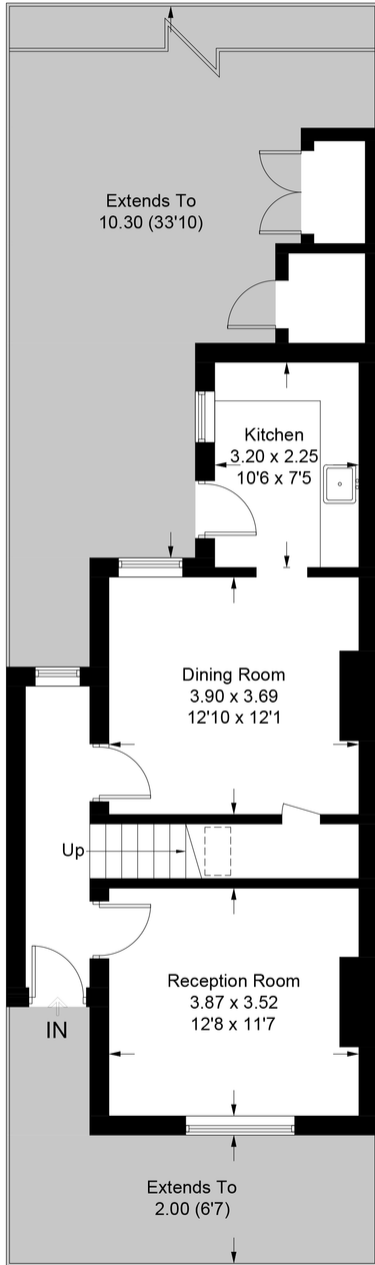
- Charming semi-detached Cottage
- Delightful mature garden



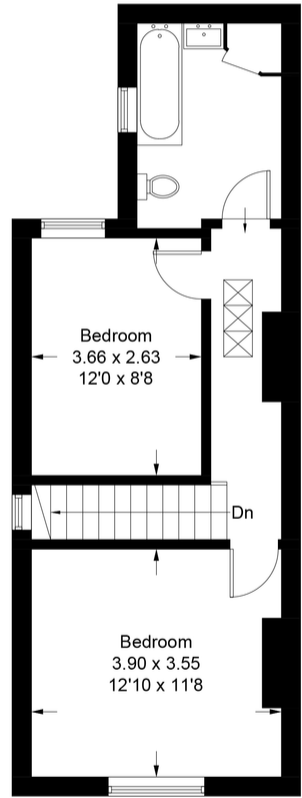
A unique opportunity to purchase a charming original two bedroom semi detached cottage, with a private matured garden in the heart of Streatham Village. Wellfield Road is a popular residential road, considered by many as the heart of Streatham and is just moments from the shops, bars and restaurants of Streatham High Road, plus access to three mainline stations. The area also boast a selection of many excellent schools.

Wellfield Road

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 0.3 sq m / 3 sq ft
 Total = 87 sq m / 936 sq ft



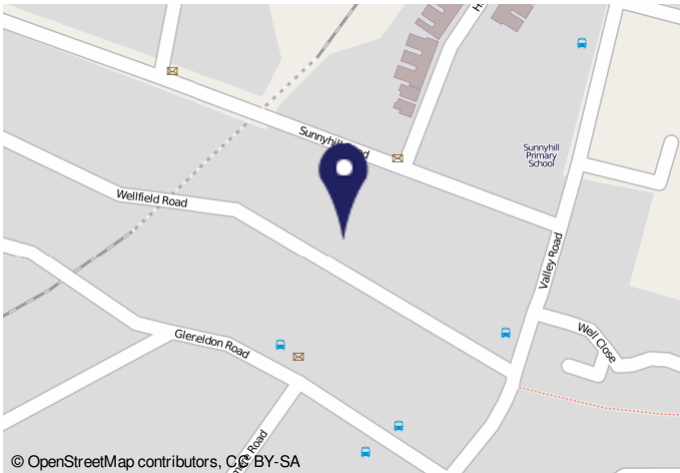
= Reduced headroom below 1.5m / 5'0



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. (ID663643)



Energy Performance Certificate

177, Wellfield Road, LONDON, SW16 2BY
 Dwelling type: Semi-detached house
 Date of assessment: 29 April 2014
 Date of certificate: 29 April 2014
 Reference number: 8434-7024-2930-8251-2928
 Type of assessment: RdSAP existing dwelling
 Total floor area: 95 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 making improvement measures

Estimated energy costs of dwelling for 3 years: **£ 4,197**
 Over 3 years you could save **£ 1,893**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 165 over 3 years	You could save £ 1,893 over 3 years
Heating	£ 3,489 over 3 years	£ 1,839 over 3 years	
Hot Water	£ 288 over 3 years	£ 216 over 3 years	
Total	£ 4,107	£ 2,220	

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 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 standard 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	£ 54
2. Internal or external wall insulation	£4,000 - £14,000	£ 877
3. Floor insulation	£600 - £7,200	£ 154

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.efficiencymap.org.uk or call freephone 0848 444212. The Green Deal may enable you to fund your home without debt (subject to criteria).

Page 1 of 4

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.