

## 19 Wavertree Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

**£375,000**

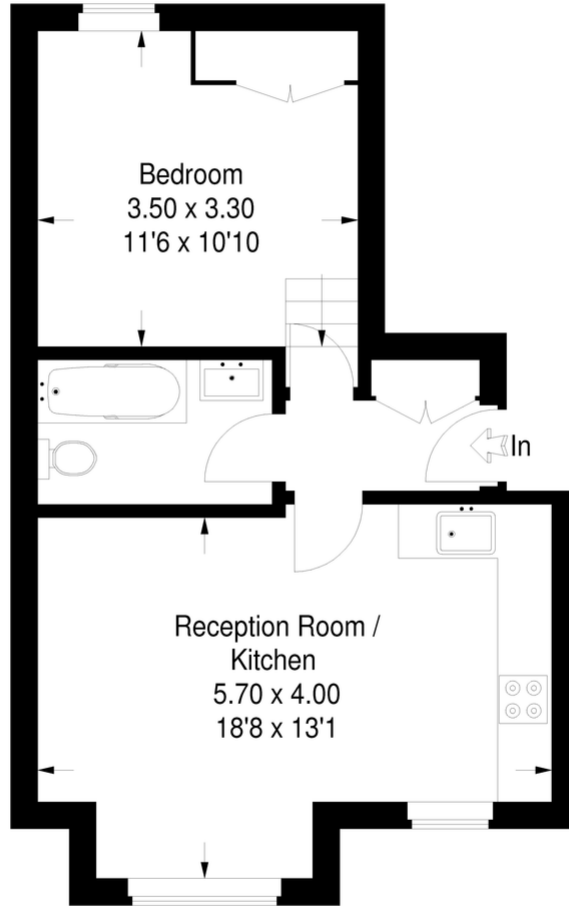
- One bedroom
- Excellent decorative order



A beautifully presented, light and airy one bedroom flat in a handsome building just off Streatham Hill. The flat has high ceilings and large picture windows with lots of natural light, plus access to a sunny outdoor space. There is parking on a first come first served basis and a communal patio. The property is located on a quiet residential road a short walk from Streatham Hill station and the shops bars and restaurants on the high road.

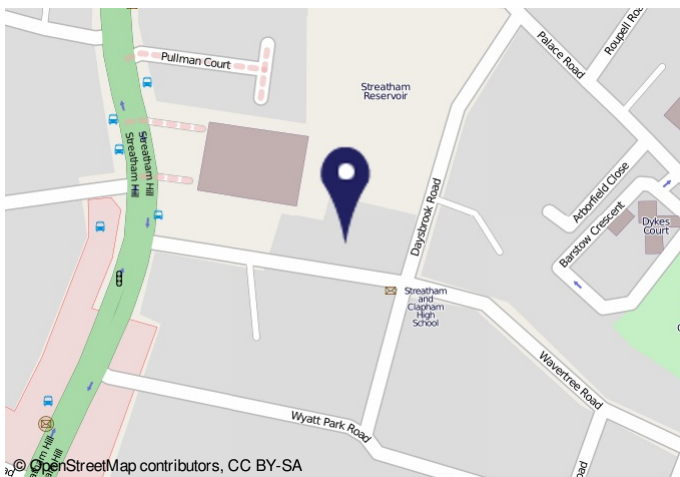
# Wavertree Road

Approximate Gross Internal Area  
41.8 sq m / 450 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID245709)



**Energy Performance Certificate**

Flat 3, 19, Wavertree Road, LONDON, SW2 3SD  
 Dwelling type: Mid-rise flat  
 Date of assessment: 13 May 2016  
 Date of certificate: 19 May 2016  
 Reference number: 0243-2947-7159-6666-4851  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 38 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 2,811	£ 1,969

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 99 over 3 years	You could save £ 1,899 over 3 years
Heating	£ 1,969 over 3 years	£ 372 over 3 years	
Hot Water	£ 681 over 3 years	£ 207 over 3 years	
<b>Total</b>	<b>£ 2,811</b>	<b>£ 678</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for heating appliances like TVs, computers and cookers, and any electricity generated by renewable generation.

**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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,266	
2 Low energy lighting for all fixed outlets	£35	£ 54	
3 High heat retention storage heaters and dual immersion cylinder	£300 - £1,200	£ 666	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0800 123 1234 (standard national rate). The Green Deal must allow you to make your home warmer and cheaper to heat at no up-front cost.

**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.