

Eardley Road, Streatham SW16

Tenure: Borough: Wandsworth

Offers in excess of £325,000

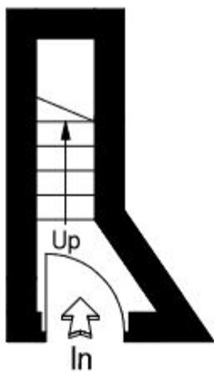
- One bedroom flat
- Top floor



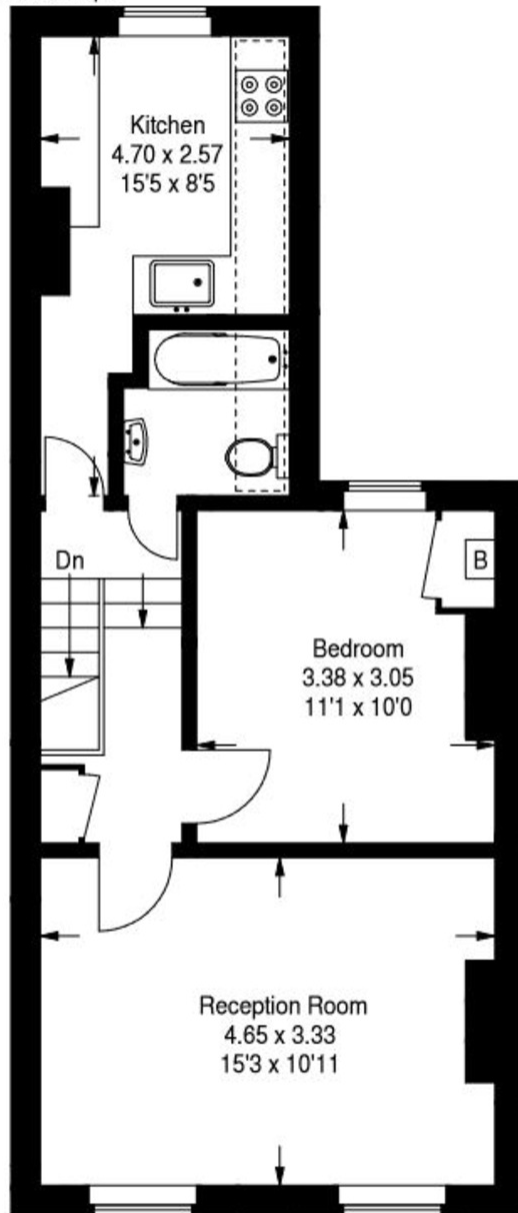
A delightful one double bedroom top floor flat. Located on Eardley Road, this attractive Victorian property is located within close proximity to both Streatham and Streatham Common railway stations. The accommodation comprises a large living room, separate modern fitted kitchen, bathroom and double bedroom. Full planning permission was granted for an additional bedroom and bathroom in the loft and a roof terrace on the rear roof space. The planning permission recently expired.

Eardley Road

Approximate Gross Internal Area
(Excluding Reduced Headroom)
44.3 sq m / 477 sq ft
Reduced Headroom = 2.3 sq m / 25 sq ft
Total = 46.6 sq m / 502 sq ft

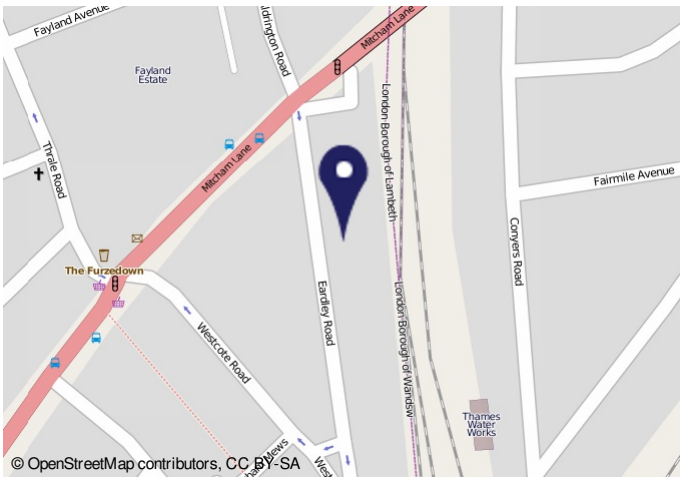


Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0



Energy Performance Certificate

First Floor Flat, 38 Eardley Road, LONDON, SW16 6EP

Building type: Top floor flat
Date of assessment: 23 June 2015
Date of certificate: 23 June 2015

Reference number: 2676-7024-7256-3775-0914
Type of assessment: RdSAP existing dwelling
Total floor area: 45 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:

Current costs	£ 1,956
Over 3 years you could save	£ 339

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 169 over 3 years	£ 96 over 3 years
Heating	£ 1,508 over 3 years	£ 1,280 over 3 years
Hot Water	£ 281 over 3 years	£ 291 over 3 years
Total	£ 1,956	£ 1,667

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

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 255	
2 Low energy lighting for all fixed outlets	£45	£ 84	

Energy efficiency ratings are based on the current energy efficiency of the property. The potential rating is based on the assumed energy efficiency of the property after the recommended measures are implemented. The Green Deal provides you with a guide to the potential energy efficiency of your property. The Green Deal provides you with a guide to the potential energy efficiency of your property. The Green Deal provides you with a guide to the potential energy efficiency of your property.

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.