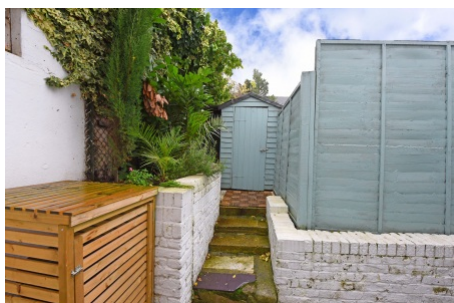


## Westcote Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£325,000**

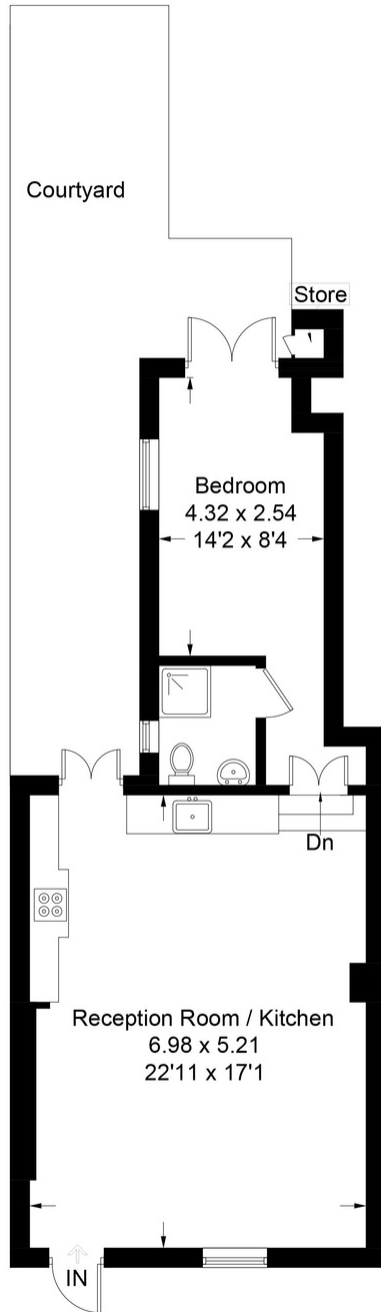
- Private walled patio garden
- Shared freehold



A very large one bedroom flat on the lower ground floor of a lovely converted house. The flat is smart and bright and with a very large reception room. There is a private walled patio garden at the rear. Streatham Common station is a short walk away which connects direct to London bridge and Victoria as are a parade of shops and pubs. The flat is available with no onward chain.

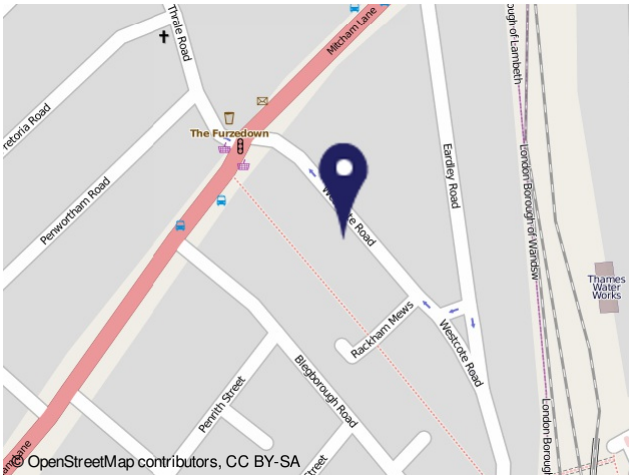
# Westcote Road

Approximate Gross Internal Area Total = 53.4 sq m / 575 sq ft  
(Excluding Store)



## Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID396781)



**Energy Performance Certificate** HM Government

1a Westcote Road, LONDON, SW16 6BN  
 Dwelling type: Retirement flat  
 Date of assessment: 04 May 2016  
 Date of certificate: 04 May 2016

Reference number: 8205-8644-1429-2107-7563  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 04 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 making improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 1,818  
**Over 3 years you could save:** £ 717

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 114 over 3 years	£ 114 over 3 years	£ 107 over 3 years
Heating	£ 1,419 over 3 years	£ 883 over 3 years	£ 536 over 3 years
Hot Water	£ 285 over 3 years	£ 291 over 3 years	£ 6 over 3 years
<b>Total</b>	<b>£ 1,818</b>	<b>£ 1,294</b>	<b>£ 524</b>

**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 measures on page 3.

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

The EPC rating shows how to save money on energy bills. The EPC rating shows how to save money on energy bills. The EPC rating shows how to save money on energy bills.

**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	£4,300 - £14,000	£ 411	Yes
2 Floor insulation (solid floor)	£3,000 - £8,000	£ 150	Yes
3 Replace single glaze windows with low-E double glaze windows	£3,300 - £6,000	£ 198	Yes

To find out more about the recommended measures and the actions you could take to save money visit: [www.gov.uk/guidance/energy-efficiency-improvements](http://www.gov.uk/guidance/energy-efficiency-improvements) or call 0800 123 1234 (not available at night). The Green Deal may ensure you make your home warmer and cheaper to run.

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.