

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£650,000

- Beautiful Victorian cottage
- Lovely private garden




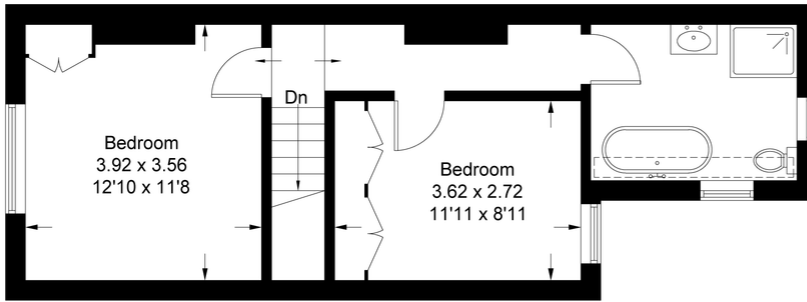
This beautiful Victorian cottage is on a lovely residential street with a private garden and two bedrooms. Downstairs there are two reception rooms and a separate modern kitchen as well as porch entrance. The house is on the popular Wellfield Rd with a lovely community feel, a short walk to the Common, the amenities of the high road and the excellent rail links of Streatham and Streatham Hill.

Wellfield Road

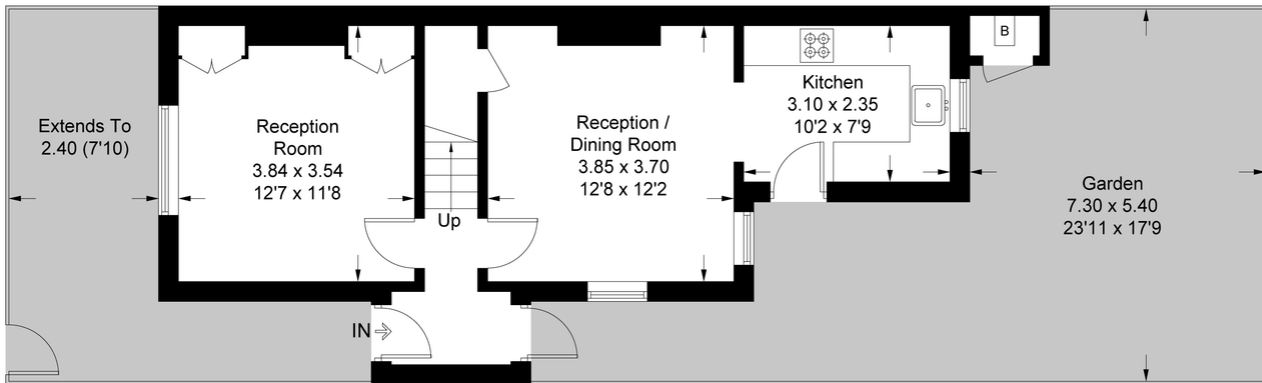
Approximate Gross Internal Area
 81.8 sq m / 880 sq ft
 Reduced Headroom = 1.1 sq m / 12 sq ft
 Total = 82.9 sq m / 892 sq ft



 = Reduced headroom below 1.5m / 5'0

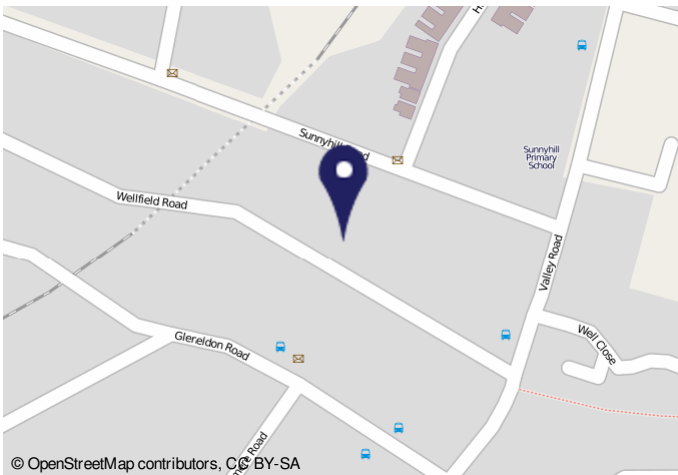



First Floor



Ground 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. (ID677069)



Energy Performance Certificate 

179, Wellfield Road, LONDON, SW16 2BY
 Dwelling type: Semi-detached house
 Date of assessment: 18 September 2020
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 Reference number: 8470-7121-7520-4228-8262
 Type of assessment: RdSAP existing dwelling
 Total floor area: 78 m²


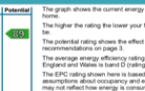
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		
Current costs	£ 2,271	Potential future savings
Over 3 years you could save	£ 933	You could save £ 933 over 3 years

Estimated energy costs of this home		
Lighting	£ 189 over 3 years	£ 192 over 3 years
Heating	£ 1,833 over 3 years	£ 878 over 3 years
Hot Water	£ 249 over 3 years	£ 165 over 3 years
Total	£ 2,271	£ 1,235

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot (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

Current	Potential
	

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 of your home 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	£ 516
2. Floor insulation (suspended floor)	£800 - £1,200	£ 120
3. Draught proofing	£80 - £120	£ 27

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 or call freephone 0800 444422. 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.