

Green Lane, Streatham SW16

Tenure: Freehold Borough: Croydon

£650,000

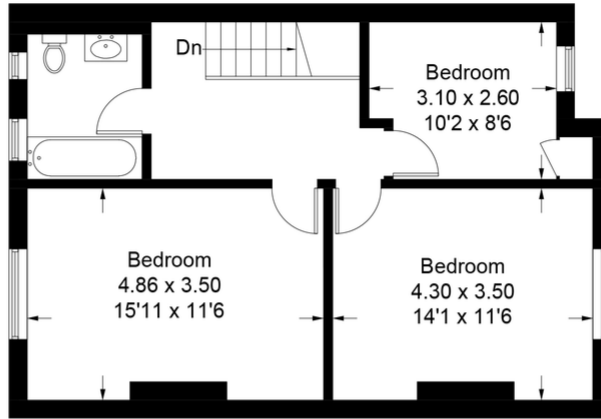
- Beautifully presented large three bedroom house
- Exceptional decorative order and lovely garden



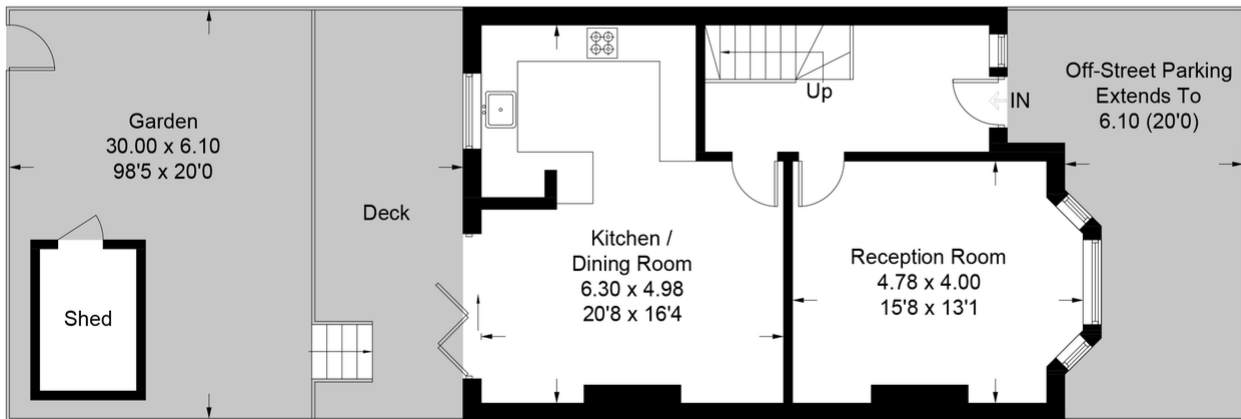
This is a fabulous house located close to Norbury station which gives access into the city as well as many bus routes to provide an alternative. The accommodation has been fully refurbished by the current owners and is in excellent decorative order with a large kitchen dining room overlooking a well kept large garden that backs on to and has access to the park. The front reception room is full of character, combining modern and period features. Upstairs there are three large bedrooms and a stunning bathroom.

Green Lane

Approximate Gross Internal Area
(Excluding Shed)
115.4 sq m / 1242 sq ft

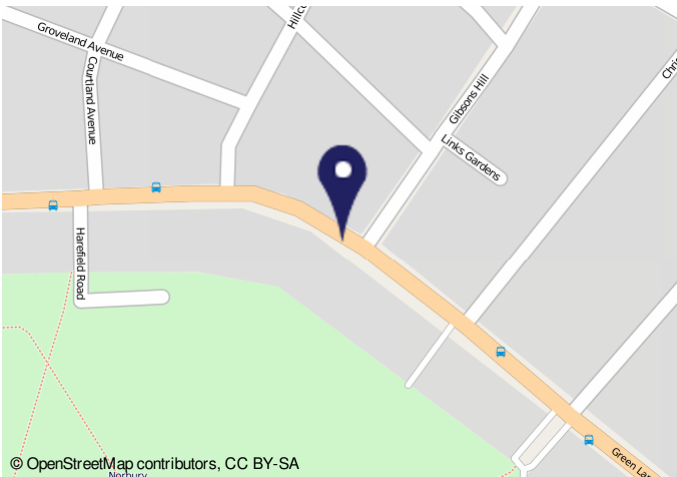


First Floor



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. (ID693507)



Energy Performance Certificate

235, Green Lane, LONDON, SW16 3LY
 Dwelling type: Mid-terrace house
 Date of assessment: 30 June 2013
 Date of certificate: 01 July 2013
 Reference number: 8447-7626-110-9020-5972
 Type of assessment: RdSAP existing dwelling
 Total floor area: 101 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:		£ 3,399
Over 3 years you could save		£ 1,068

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 327 over 3 years	£ 162 over 3 years
Heating	£ 2,780 over 3 years	£ 1,862 over 3 years
Hot Water	£ 312 over 3 years	£ 207 over 3 years
Total	£ 3,399	£ 2,391

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 cookers, 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. Internal or external wall insulation	£4,000 - £14,000	£ 264
2. Floor insulation	£800 - £1,200	£ 144
3. Low energy lighting for all fixed outlets	£85	£ 125

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.openenergycertificate.org.uk or call freephone 0800 444422. The Green Deal may enable you to make your home warmer, safer and cheaper to run.

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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.