

Hepworth Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£650,000

- Magnificent semi-detached period house
- Long south-facing garden



This lovely 1930's era house has been beautifully refurbished by its current owners and comes with a lovely south-facing garden. The property has three bedrooms and a bright, airy and spacious double-reception, the rear section of which opens out to the kitchen giving an excellent entertaining space. There are a selection of excellent period features not least two stunning fireplaces in the living area. Streatham Common and the Rookery are nearby as is Streatham Common Station and Norbury station.

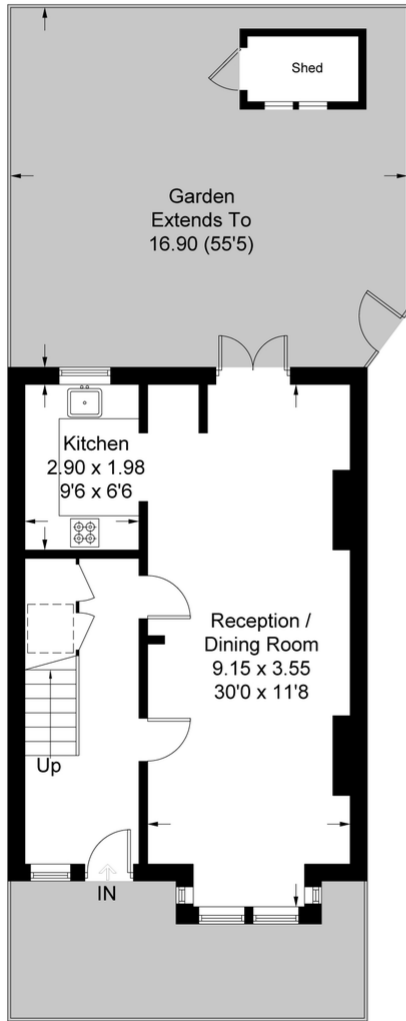
Hepworth Road



Approximate Gross Internal Area (Excluding Shed) = 98.2 sq m / 1057 sq ft

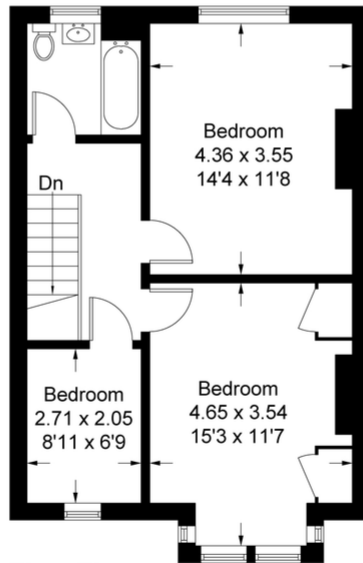
Reduced Headroom = 0.7 sq m / 8 sq ft

Total = 98.9 sq m / 1065 sq ft



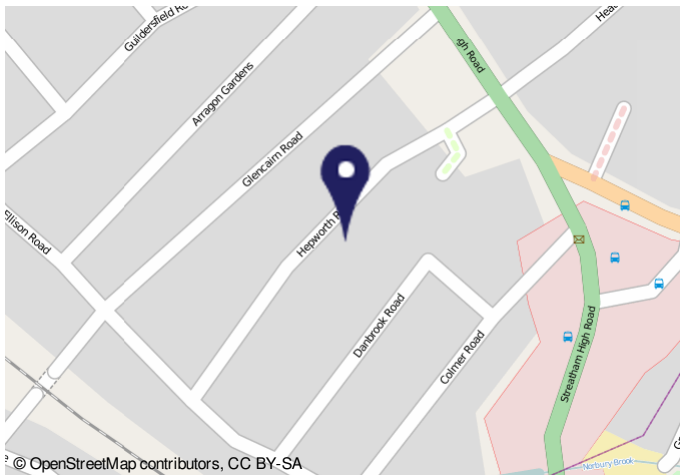
Ground Floor

= Reduced headroom below 1.5m / 5'0"



First 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. (ID701325)



Energy Performance Certificate

DL, Hepworth Road
LONDON
SW19 7SQ

Dwelling type: End terrace house
Date of assessment: 08-Feb-2011
Date of certificate: 08-Feb-2011
Reference number: 088-7016-6242-0888-7024
Type of assessment: RPE/EP, existing dwelling
Total floor area: 82 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

England & Wales 2008-10-01-EC 65

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	Band
Energy use	274 kWh/m ² per year	272 kWh/m ² per year	A
Carbon dioxide emissions	4.2 tonnes per year	4.2 tonnes per year	B
Lighting	£50 per year	£50 per year	
Heating	£108 per year	£108 per year	
Hot water	£102 per year	£102 per year	

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised rating conditions (heating pattern, room temperature, etc.) that are the same for all homes, consequently they are likely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Click on the 'Recommended measures' link to view a list of energy saving products, their energy efficiency ratings, and a link to the Energy Saving Trust to provide you with information on how to purchase energy saving products.

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.