

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£550,000

- Charming Cottage on Popular Road
- Beautifully Presented and No chain



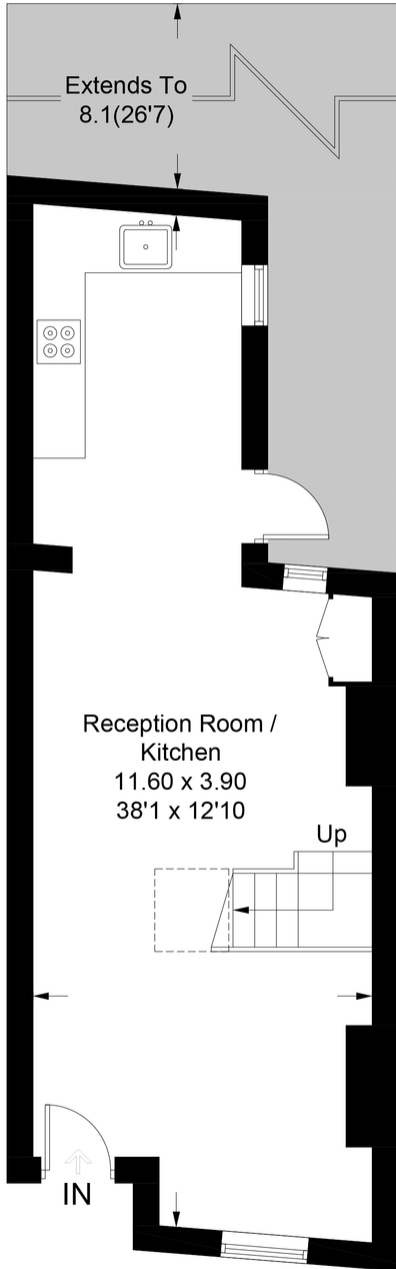
This is a lovely two bedroom cottage on a road of similar properties located close to the open parkland of Streatham Common and the landscaped gardens of the Rookery. There are shops, pubs and restaurants nearby plus the hub leisure facility and large supermarket. The house is well presented and has a pleasant patio garden to the rear.

Wellfield Road

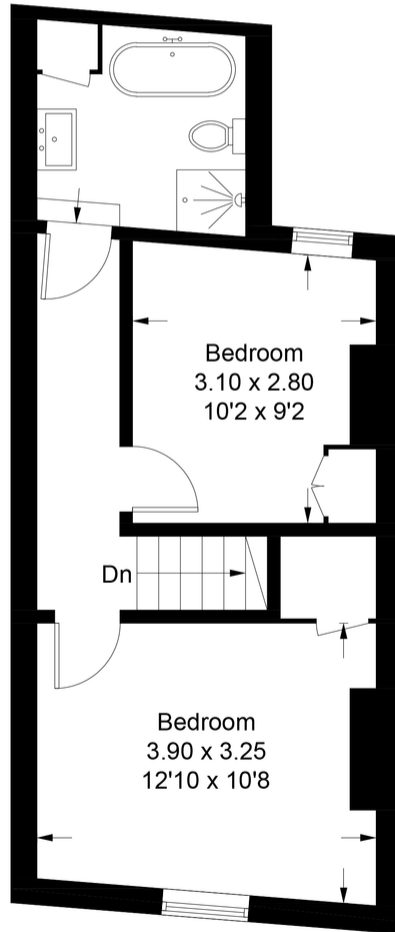
Approximate Gross Internal Area = 72.3 sq m / 778 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 73.1 sq m / 787 sq ft

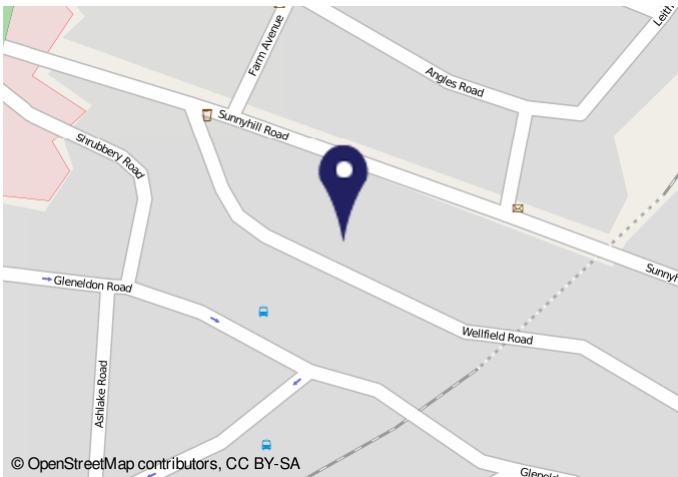


Ground Floor



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. (ID701710)



Energy Performance Certificate HM Government

5, Wellfield Road, LONDON, SW16 2BT
 Dwelling type: End terrace house
 Date of assessment: 07 December 2012
 Date of certificate: 07 December 2012
 Reference number: 0435-1901-0262-0402-2974
 Type of assessment: RdSAP existing dwelling
 Total floor area: 73 sqm

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: **£ 2,484**
 Over 3 years you could save: **£ 972**

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 287 over 3 years	£ 152 over 3 years	
Heating	£ 1,914 over 3 years	£ 1,143 over 3 years	
Hot Water	£ 283 over 3 years	£ 227 over 3 years	
Total	£ 2,484	£ 1,522	You could save £ 972 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water over 3 years based on energy used by individual households. This includes energy used for heating appliances like TVs, computers and sockets, 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating given here 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	£ 522
2 Floor insulation	£800 - £1,200	£ 123
3 Draught proofing	£80 - £120	£ 33

See page 2 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.trustenergysavings.org.uk or call freephone 0848 442422. The Green Deal may enable you to fund your home without any upfront costs.

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.