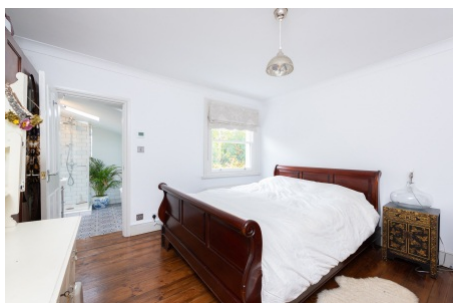


Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£625,000

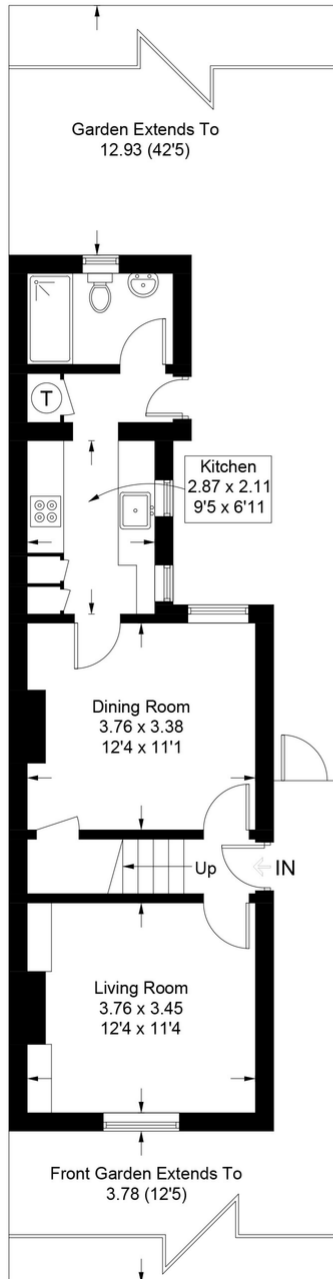
- Charming two bedroom semi-detached cottage
- Large raised rear garden



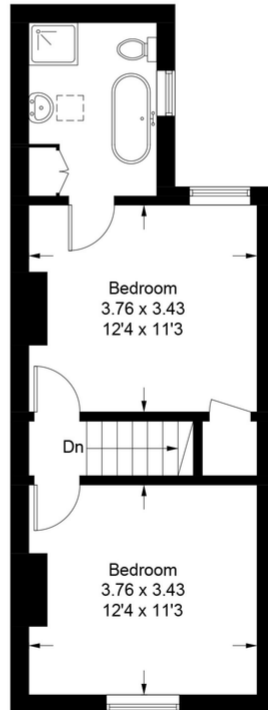
A lovely two double bedroom semi detached cottage, with fabulous en-suite bathroom as well as downstairs bathroom. The garden is stepped and raised, so gets lots of sun and has side access. The nearby high street provides shops, bars and restaurants as well Streatham and Streatham Hill stations, both within a ten minute walk and providing alternative routes into the city.

Wellfield Road

Approximate Gross Internal Area
 Ground Floor = 43.2 sq m / 465 sq ft
 First Floor = 36.5 sq m / 393 sq ft
 Total = 79.7 sq m / 858 sq ft

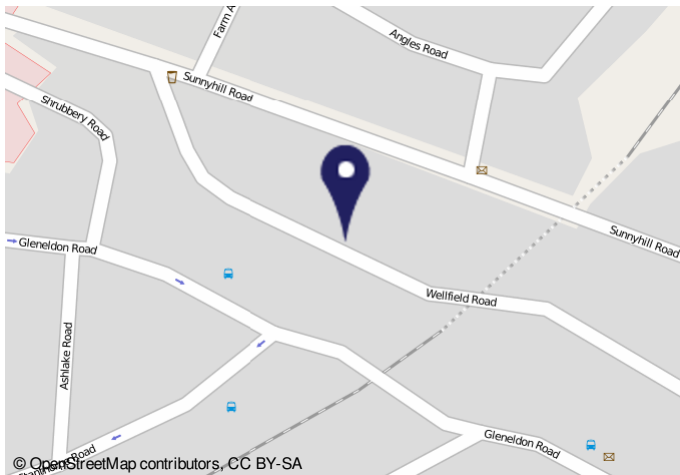


Ground Floor
 Sq ft 465



First Floor
 Sq ft 393

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID704968)



Energy Performance Certificate

79, Wellfield Road, LONDON, SW16 2BT
 Dwelling type: Semi-detached house
 Date of assessment: 19 March 2013
 Date of certificate: 20 March 2013
 Reference number: 0001-2961-7675-6367-4211
 Type of assessment: RdSAP existing dwelling
 Total floor area: 146 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: **£ 6,637**
 Over 3 years you could save **£ 2,352**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 304 over 3 years	You could save £ 2,352 over 3 years
Heating	£ 4,884 over 3 years	£ 2,862 over 3 years	
Hot Water	£ 429 over 3 years	£ 219 over 3 years	
Total	£ 5,637	£ 3,385	

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include 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

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	£ 753
2. Floor insulation	£800 - £1,200	£ 213
3. Low energy lighting for all fixed outlets	£50	£ 98

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.tripowerenergyadvice.org.uk or call freephone 0844 444212. The Green Deal may enable you to fund your home without any upfront cost.

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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.