

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£750,000

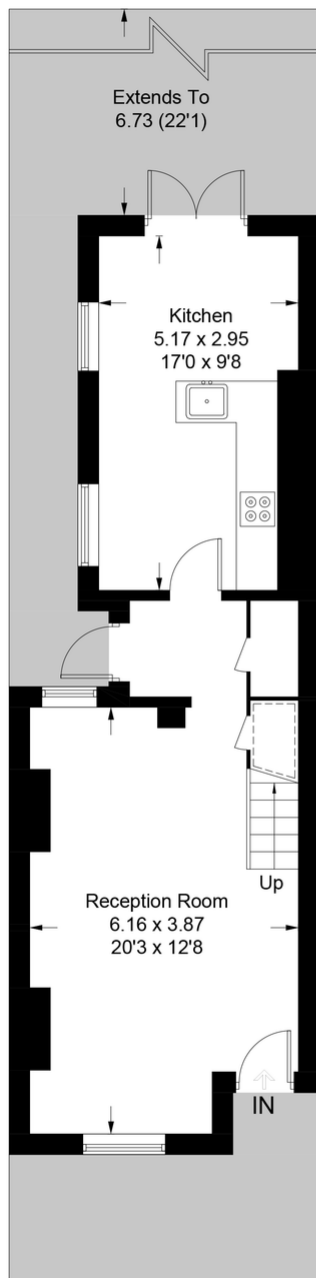
- Three bedroom house
- Lovely private garden



This truly wonderful three bedroom Victorian cottage is on one of the most popular streets in the area. The fabulous accommodation comprises a large double reception, great kitchen-dining room and the well-appointed bedrooms and bathroom upstairs. The house is sold with no onward chain and is in great condition. Wellfield Road is a really lovely quiet residential street close to the common and the high road with excellent rail links at Streatham Hill and Streatham stations.

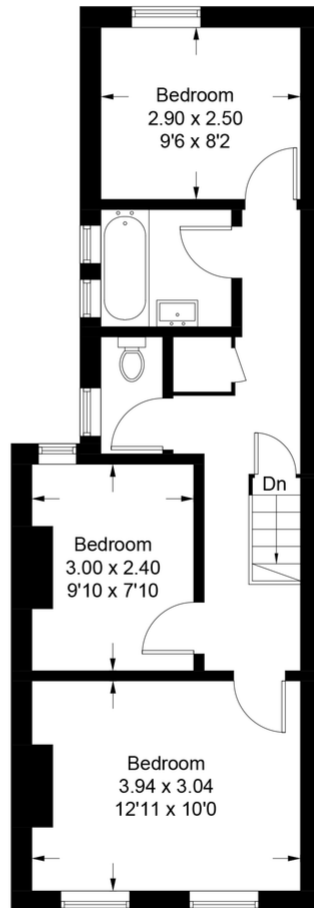
Wellfield Road

Approximate Gross Internal Area = 84.5 sq m / 910 sq ft
 Reduced Headroom = 0.7 sq m / 7 sq ft
 Total = 85.2 sq m / 917 sq ft



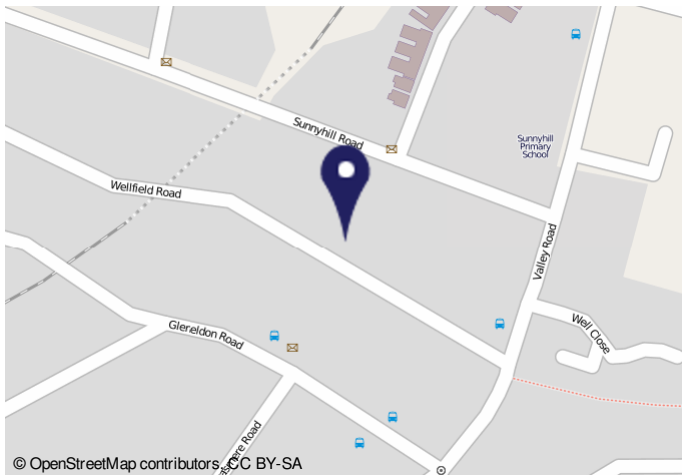
Ground Floor

= 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. (ID792750)



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Energy performance certificate (EPC)																																		
147, Wellfield Road WELLFIELD TN11 3JY	Energy rating: D	Valid until: 31 October 2023 Certificate number: 9538-2886-7860-0923-1975																																
Property type	Mid-terrace house																																	
Total floor area	86 square metres																																	
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions. https://www.gov.uk/guidance/landlords-protect-tenants-property-from-energy-efficiency-improvement-requirements																																		
Energy efficiency rating for this property																																		
This property's current energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy efficiency																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>D</td> <td></td> </tr> <tr> <td>49-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>35-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-34</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	D		49-54	E			35-48	F			1-34	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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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.