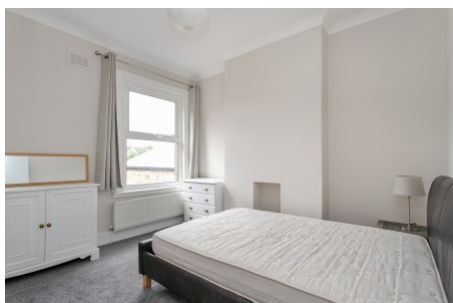


Wellfield Road, Streatham SW16

Borough: Lambeth

£1,450 pcm

- Two bedrooms
- Eat in kitchen



A lovely split-level conversion flat arranged over the top floors of this attractive Victorian house. The bright and spacious accommodation comprises two bedrooms (one on the top floor and one on the first), contemporary bathroom, large reception and stunning kitchen diner with space for a large table.

Wellfield Road is a very popular residential street with an excellent sense of community and easy access to the amenities of Streatham High Road and its brilliant transport links. Available from the end of May, furnished.

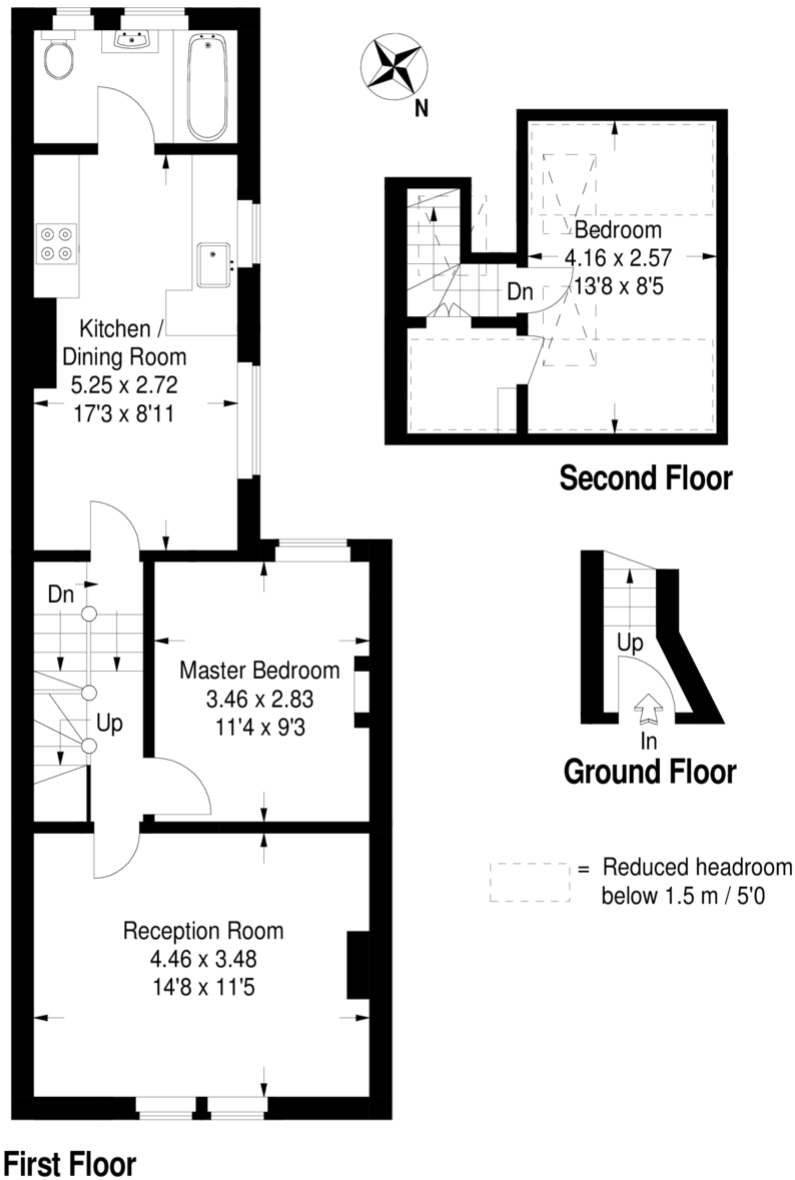
Wellfield Road

Approximate Gross Internal Area (Excluding Reduced Headroom)

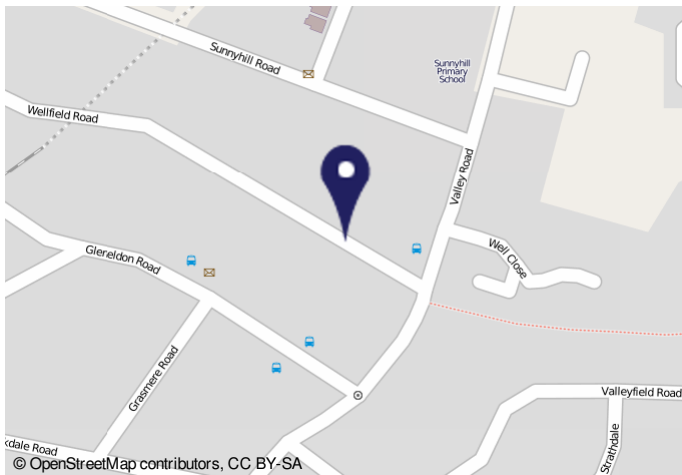
59.3 sq m / 638 sq ft

Reduced Headroom = 7.7 sq m / 83 sq ft

Total = 67 sq m / 721 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID254706)



Energy Performance Certificate

Top Floor Flat, 190 Wellfield Road, LONDON, SW16 2BU

Dwelling type: Top-floor flat Reference number: 8172-7223-0660-1063-4956
 Date of assessment: 17 July 2012 Type of assessment: RdSAP existing dwelling
 Date of certificate: 19 July 2012 Total floor area: 63 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **€ 2,217**

Over 3 years you could save **€ 675**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	€ 171 over 3 years	€ 96 over 3 years	You could save € 675 over 3 years
Heating	€ 1,791 over 3 years	€ 1,260 over 3 years	
Hot Water	€ 255 over 3 years	€ 166 over 3 years	
Total	€ 2,217	€ 1,522	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy use for heating appliances like TVs, computers and cookers, and any electricity generated by renewable generation.

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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	€4,000 - €14,000	€ 270	
2 Low energy lighting for all fixed outlets	€ 36	€ 63	
3 Heating controls (thermostatic radiator valves)	€200 - €400	€ 57	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (textphone relayed only). The Green Deal may allow you to make your home warmer and cheaper to run all in one deal 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.