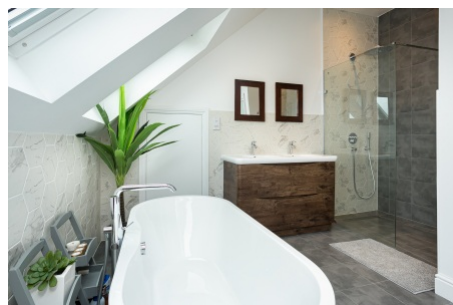


## Wavertree Road, Streatham Hill SW2

Tenure: Freehold Borough: Lambeth

**£1,400,000**

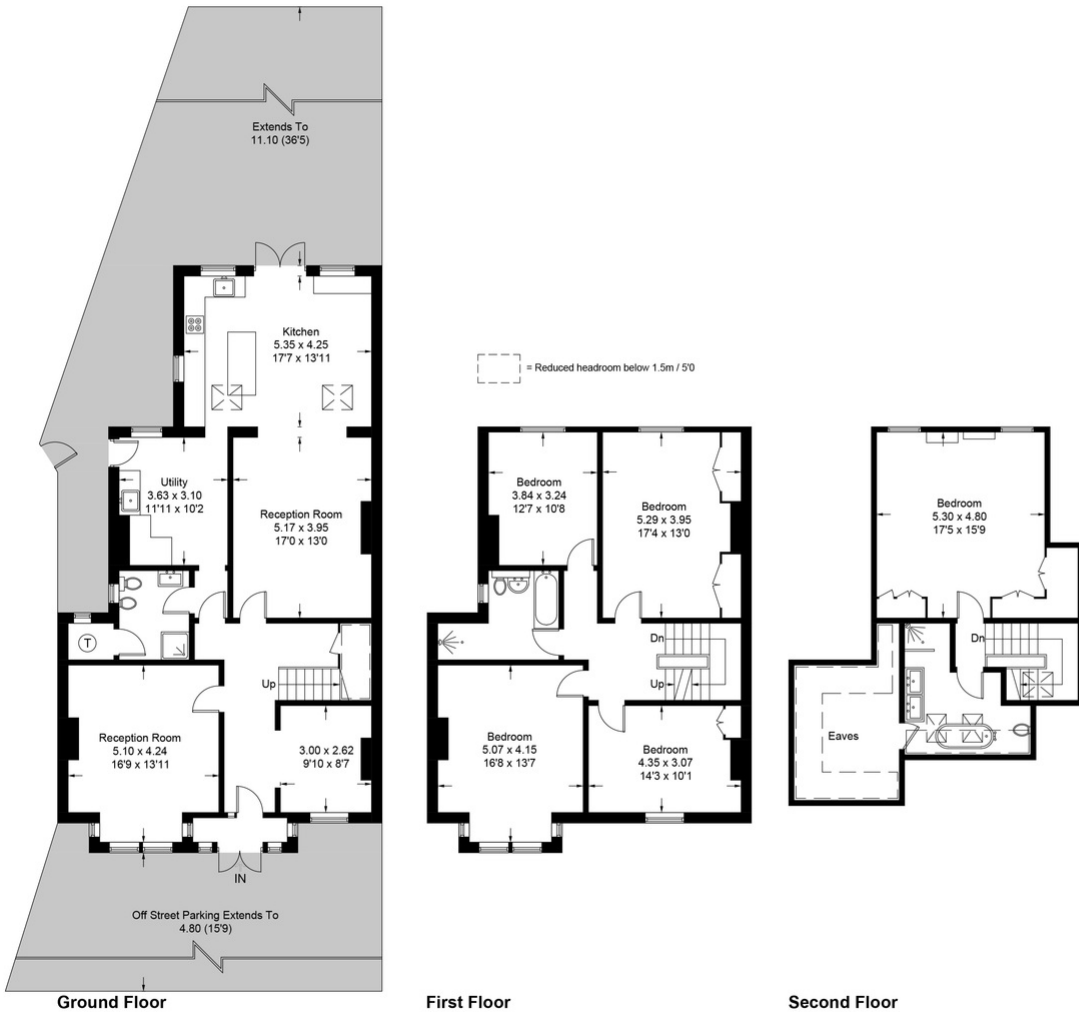
- A magnificent five bedroom house of 2,800 square feet
- Stunning loft conversion with floor to ceiling windows



This is a fabulous Edwardian house that has been refurbished to a high standard whilst retaining the charm and character of the period. The tone is set as you enter with an ornate hallway and fireplace with seating area and turn staircase to the first floor. The accommodation is spacious and light and beautifully decorated with many original features on show. The second floor loft conversion is a masterpiece with a bank of floor to ceiling windows and Juliet balcony that grant magnificent views to the south. Streatham Hill station and the redeveloped High Street are close by to offer shops, bars and restaurants and the commuter link to Victoria in 18 minutes.

# Wavertree Road

Approximate Gross Internal Area = 248.6 sq m / 2676 sq ft  
 Reduced Headroom = 11.5 sq m / 124 sq ft  
 Total = 260.1 sq m / 2800 sq ft



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. (ID699182)



**Energy Performance Certificate**

22, Wavertree Road, LONDON, SW2 3SP  
 Dwelling type: Semi-detached house  
 Date of assessment: 27 February 2014  
 Date of certificate: 28 February 2014

Reference number: 2538-4075-7262-2004-2940  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 187 m<sup>2</sup>

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:** **£ 6,420**  
**Over 3 years you could save** **£ 3,465**

Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 268 over 3 years
Heating	£ 5,887 over 3 years	£ 2,394 over 3 years
Hot Water	£ 619 over 3 years	£ 372 over 3 years
<b>Total</b>	<b>£ 6,920</b>	<b>£ 3,034</b>

**Energy Efficiency Rating**

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

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 on page 3. 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	£ 1,500
2 Floor insulation	£800 - £1,200	£ 263
3 Draught proofing	£80 - £120	£ 67

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.openenergycertificate.org.uk](http://www.openenergycertificate.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.