

## Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£950,000**

- Stunning five bedroom three bathroom house
- Very sought after attractive road



This is a magnificent Victorian house on a well-regarded residential street in an enviable location. It is close to the common and Rookery for walks and recreation, the high street convenience of shops bars and restaurants and two stations giving a choice of routes into the city. The house is really exceptional. The kitchen breakfast room overlooking the garden is a lovely place to be and has a separate utility room and good storage. The owners have given great thought and spared no expense in presenting a wonderful family home.

# Wellfield Road, London, SW16

Approximate Area = 1783 sq ft / 166 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Movewise. REF: 790918



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132221, 1322 481 Energy performance certificate (EPC) - Final energy certificate - 02/01/20

Energy performance certificate (EPC)																																			
14, Wellfield Road, London SW16	Energy rating: <b>D</b>	Valid until: 18 March 2029	Certificate number: 001-1048-2128-0006-2121																																
Property type	Mid-terrace house																																		
Total floor area	115 square metres																																		
<b>Rules on letting this property</b>																																			
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 additional information on the exemptions and exemptions rules <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446624">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446624</a>																																			
<b>Energy efficiency rating for this property</b>																																			
The property's current energy rating is D. It has the potential to be B.		The graph shows the property's current and potential energy efficiency.																																	
<a href="#">See how to improve this property's energy efficiency</a>		Properties are given a rating from A (most efficient) to G (least efficient).																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>39-42</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>34-38</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>29-33</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>24-28</td> <td>D</td> <td>41.1</td> <td></td> </tr> <tr> <td>19-23</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>14-18</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>9-13</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	39-42	A			34-38	B			29-33	C			24-28	D	41.1		19-23	E			14-18	F			9-13	G			Properties are also given a score. The higher the number the lower your fuel bills are likely to be.	
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		the average energy rating is D																																	
		the average energy score is 60																																	

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/446624](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446624)

**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.