

Braxted Park, Streatham sw16

Tenure: Freehold Borough: Lambeth

£1,350,000

- Six bedrooms
- Development opportunity



Development opportunity. Site with planning permission pending for conversion to three units in popular residential area. Within close proximity of Streatham and Norbury stations for transport links, excellent local schools and the amenities of the Streatham area.

Braxted Park

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

277 sq m / 2982 sq ft
 Garage = 16.3 sq m / 176 sq ft
 Reduced Headroom / Eaves = 9.4 sq m / 101 sq ft
 Total = 302.7 sq m / 3259 sq ft



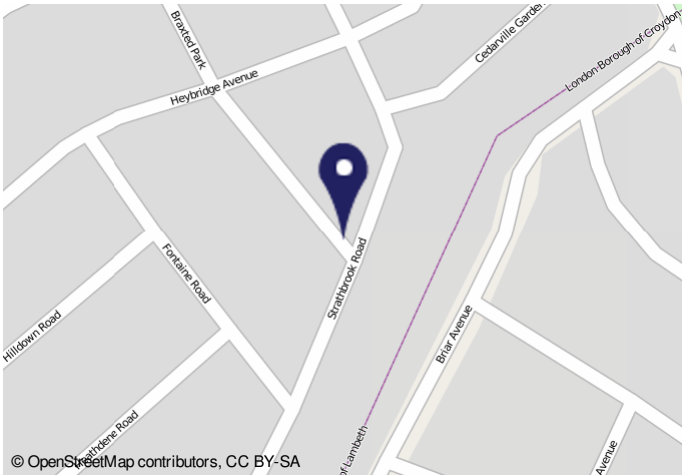
Ground Floor

Second Floor

First Floor

--- = Reduced headroom below 1.5 m / 5'0"

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. (ID200959)



Energy Performance Certificate

79, Braxted Park, LONDON, SW16 3AU
 Dwelling type: Semi-detached house
 Date of assessment: 02 October 2015
 Date of certificate: 02 October 2015

Reference number: SE53-2852-7888-6505-1581
 Type of assessment: RuSAP existing dwelling
 Total floor area: 271 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:	Current costs	Potential costs
Over 3 years you could save	£ 10,584	£ 5,430

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 458 over 3 years	£ 327 over 3 years	You could save £ 4,830 over 3 years
Heating	£ 8,600 over 3 years	£ 4,634 over 3 years	
Hot Water	£ 125 over 3 years	£ 395 over 3 years	
Total	£ 9,183	£ 5,356	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for running appliances like TVs, computers and cookers, and any 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 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 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 809	✓
2 Internal or external wall insulation	£4,000 - £14,000	£2,798	✓
3 Floor insulation (unventilated floor)	£800 - £1,200	£ 353	✓

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 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run at no-out-of-pocket cost.

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.