

## Daysbrook Road, Streatham Hill SW2

Tenure: Borough: Lambeth

**£550,000**

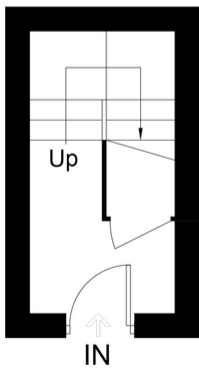
- 3 double bedrooms & 2 bathrooms
- No chain



A charming three double bedroom, two bathroom maisonette situated on Daysbrook Road, a quiet residential street close to Streatham Hill. The property is composed of the entire first floor of a large detached house and benefits from its own private entrance. It is in excellent condition and is being sold with no onward chain. There are shutters in the front reception room with west facing views over the underground reservoir. The kitchen boasts a breakfast bar and underfloor heating. Double glazing and solid wooden flooring is throughout the property as well as some original features. Streatham High Road is close by with all its local amenities. Streatham Hill Station offers direct access in to Clapham Junction, Victoria and London Bridge, plus there are numerous bus routes in to Brixton for the Victoria Line. Tulse Hill also offers a Thameslink service.

# Daysbrook Road

Approximate Gross Internal Area  
101.4 sq m / 1091 sq ft

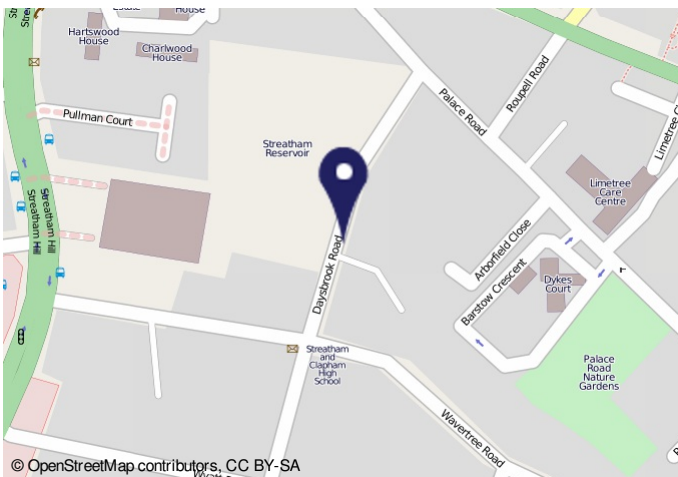


Ground Floor



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. (ID566931)



Energy Performance Certificate		
64, Daysbrook Road, LONDON, SW2 3TB		
Dwelling type: Top-floor maisonette	Reference number: 0618-0965-7260-0968-8550	Type of assessment: RdSAP existing dwelling
Date of assessment: 09 October 2018	Date of certificate: 10 October 2018	Total floor area: 93 m <sup>2</sup>
Use this document to:		
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by making improvement measures</li> </ul>		
Estimated energy costs of dwelling for 3 years:		£ 2,367
Over 3 years you could save:		£ 816
Estimated energy costs of this home		
Lighting	Current costs: £ 207 over 3 years	Potential costs: £ 207 over 3 years
Heating	Current costs: £ 1,857 over 3 years	Potential costs: £ 1,538 over 3 years
Hot Water	Current costs: £ 303 over 3 years	Potential costs: £ 306 over 3 years
Total	£ 2,367	£ 1,851
You could save £ 516 over 3 years		
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and cookers, and electricity generated by microgeneration.		
Energy Efficiency Rating		
Energy efficiency: lower ratings cost more	Current: D	Potential: B
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 shown 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	£ 516
To receive advice on what measures you can take to reduce your energy bills, visit <a href="http://www.completingood.org.uk">www.completingood.org.uk</a> or call Response 0800 442022. 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.