

Ellacott Mews, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£750,000

- Situated in a quiet mews development
- West facing garden



A fabulous family home situated in a quiet mews close to Tooting Bec Common. The home provides a sense of security and privacy but oozes appeal to any family. The property entrance leads straight on to a west facing garden. The kitchen boasts skylight windows providing plenty of light. There are three bedrooms, with the master bedroom at the top of the property and a large en-suite. There is plenty of storage and the house has a heating system which controls each room's temperature independently. The property also has its own parking space. Ellacott Mews is close to Henry Cavendish Primary school and all the fantastic local amenities of both Streatham and Balham High Road with restaurants, bars and shops only a walk away. Streatham Hill Station is close by providing fantastic links to London Bridge and London Victoria.

Ellacot Mews

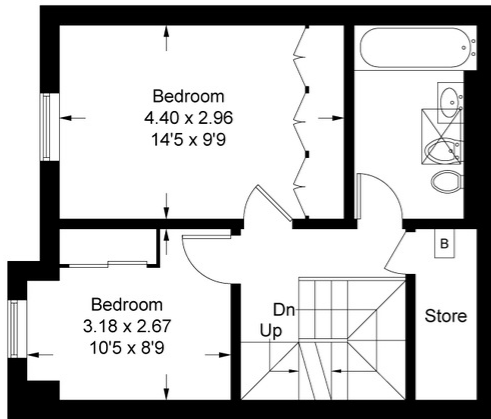
Approximate Gross Internal Area (Excluding Eaves)

106.2 sq m / 1143 sq ft

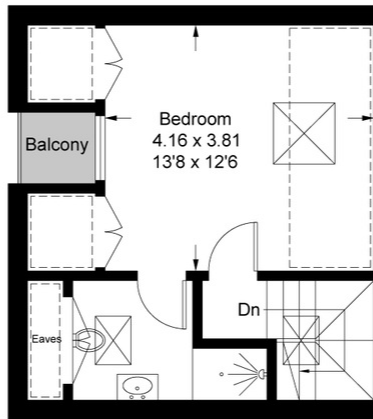
Reduced Headroom = 8.5 sq m / 91 sq ft

Summer House = 3.3 sq m / 36 sq ft

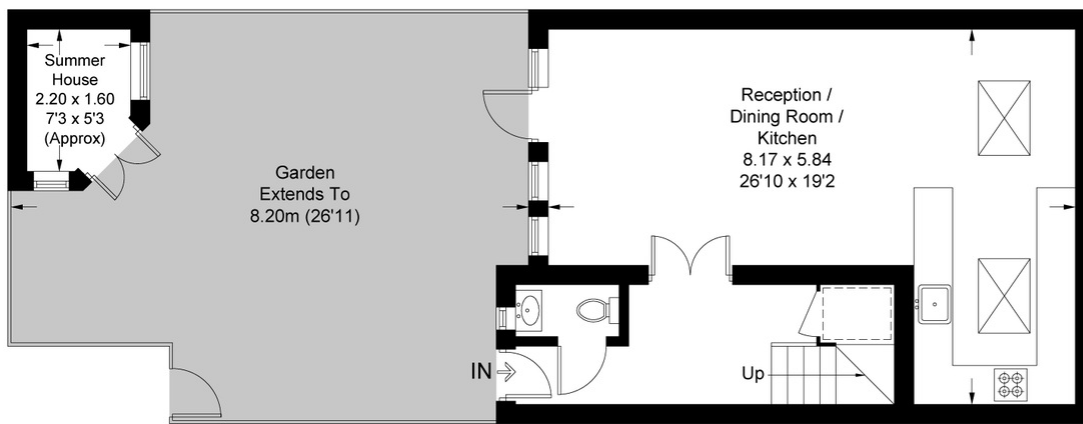
Total = 118.0 sq m / 1270 sq ft



First Floor

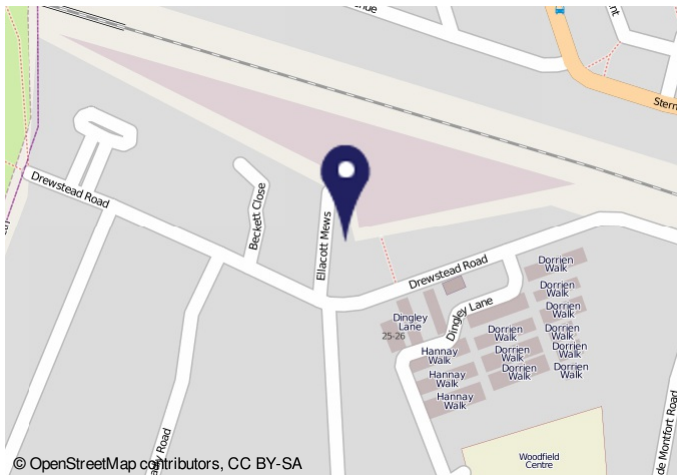


Second Floor



Ground 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. (ID568078)



Energy Performance Certificate			
5, Ellacot Mews, LONDON, SW16 1EL			
Dwelling type:	Mid-terrace house	Reference number:	0045-2831-6435-9191-0575
Date of assessment:	19 July 2019	Type of assessment:	RuSAP existing dwelling
Date of certificate:	07 August 2019	Total floor area:	110 m ²
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 making improvement measures			
Estimated energy costs of dwelling for 3 years:		£ 1,590	
Over 3 years you could save:		£ 135	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	You could save £ 135 over 3 years
Heating	£ 959 over 3 years	£ 1,058 over 3 years	
Hot Water	£ 388 over 3 years	£ 294 over 3 years	
Total	£ 1,590	£ 1,495	
These figures show how much the average household would spend in this property for heating, lighting and hot water and are based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and 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 65). The EPC rating given here is based on standard 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 Solar water heating		£4,000 - £8,000	£ 135
2 Solar photovoltaic panels, 2.5 kWp		£3,500 - £5,500	£ 957
To receive advice on what measures you can take to reduce your energy bills, visit www.energyandclimate.org.uk or call Freephone 0800 444020. The Energy Dashboard available on www.energyandclimate.org.uk can help you to track your home's energy and carbon footprint.			

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.