

## Holmewood Gardens, Brixton Hill SW2

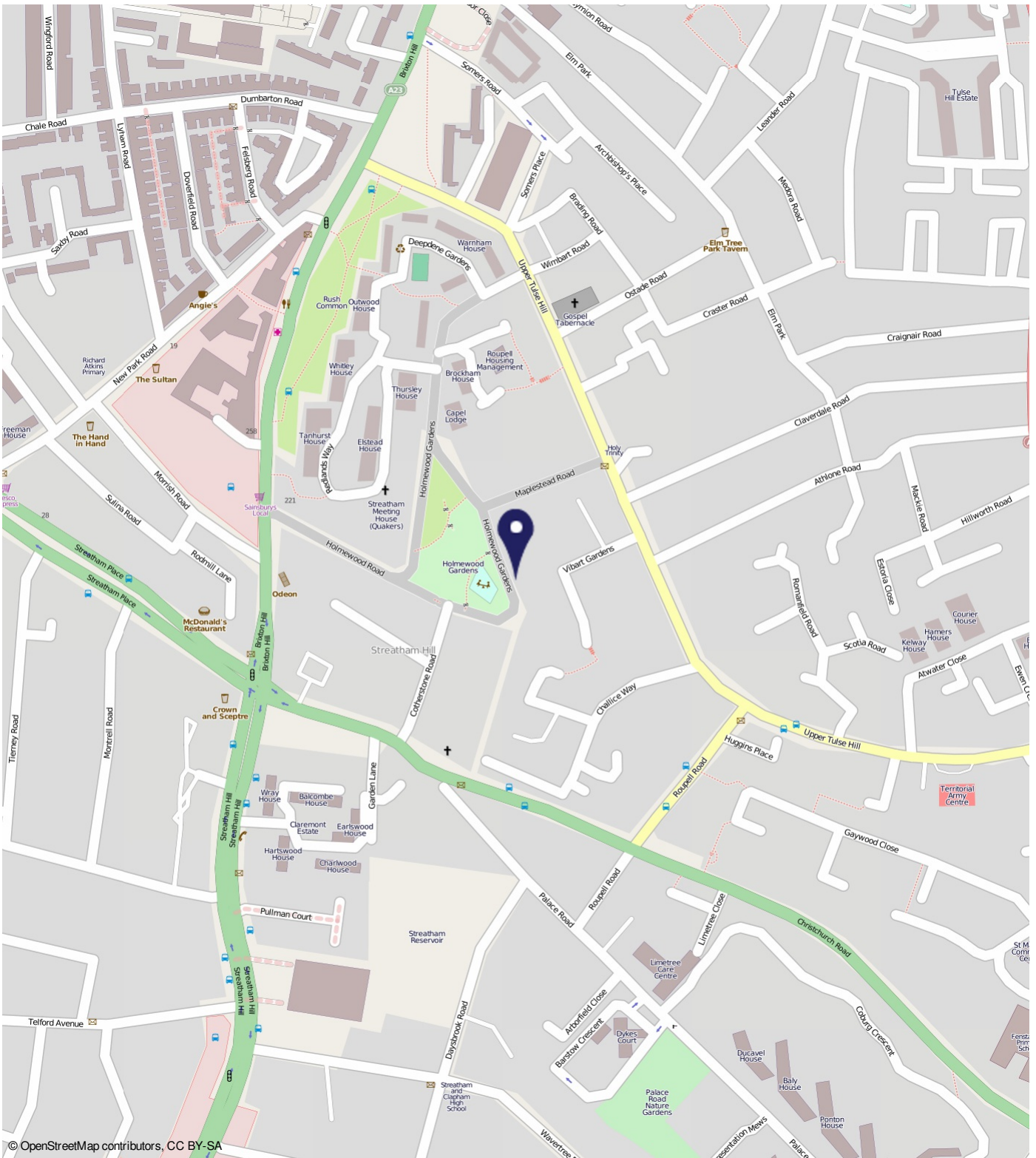
Borough: Lambeth

**£2,850 pcm**

- Four bedroom house
- Two bathrooms



A beautiful four double bedroom, two bathroom house in a quiet cul-de-sac off Brixton Hill. The house has a double reception room, eat-in kitchen with appliances, private garden and is available furnished. Available soon.



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## Holmewood Gardens, Brixton Hill SW2

### Distances

- To Streatham Hill Rail Station 0.6 miles
- To Tulse Hill Rail Station 0.8 miles
- To Herne Hill Rail Station 0.9 miles

**Energy Performance Certificate**

61, Holmewood Gardens, LONDON, SW2 3NB  
 Dwelling type: Mid-terrace house  
 Date of assessment: 10 January 2013  
 Date of certificate: 12 January 2013  
 Reference number: 8254-8250-8429-0767-0973  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 149 sqm

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:** **£4,653**  
 Over 3 years you could save **£1,476**

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£263 over 3 years	£207 over 3 years
Heating	£3,060 over 3 years	£2,676 over 3 years
Hot Water	£330 over 3 years	£330 over 3 years
<b>Total</b>	<b>£4,653</b>	<b>£3,477</b>

**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 in page 5. 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 Increase loft insulation to 270 mm	£100 - £350	£417	Yes
2 Internal or external wall insulation	£4,000 - £14,000	£968	Yes
3 Floor insulation	£600 - £1,200	£211	Yes

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](http://www.direct.gov.uk/energy) or call 0800 123 1234 (textphone relayed voice). The Green Deal only allows you to make your home warmer and cheaper to run at no-up-front 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.