

Palace Road, Tulse Hill SW2

Borough: Lambeth

£2,750 pcm

- Three Double Bedroom flat
- Two bathrooms One En Suite

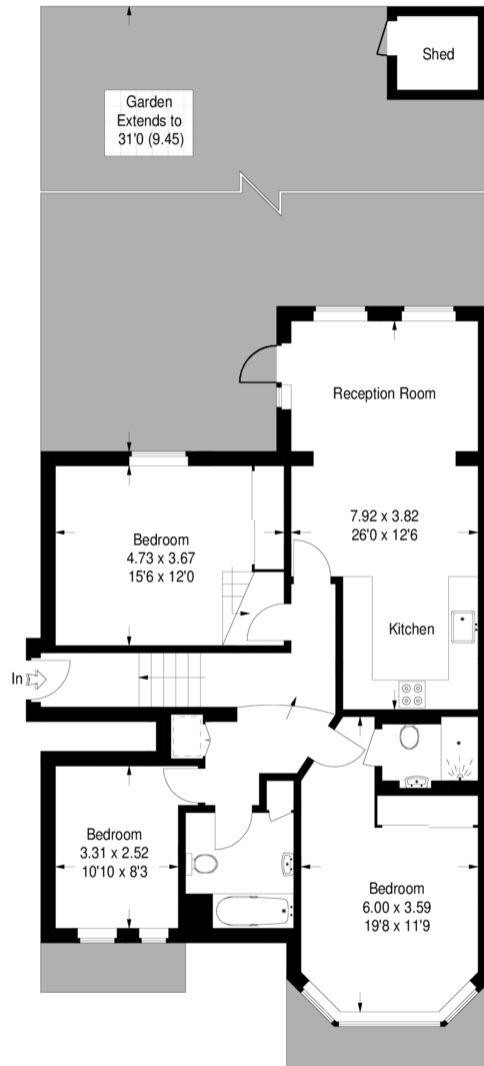


A beautifully presented and very large three bedroom, two bathroom flat with private garden, on this lovely street close to Tulse Hill station. This flat comes with three spacious double bedrooms, one with en-suite, and two with large built-in wardrobes. The property comes unfurnished and is available now.

Rent (£2,750pcm), 5 week security Deposit (£3,170.00). 12 month tenancy. Council tax band C, Lambeth.

Palace Road

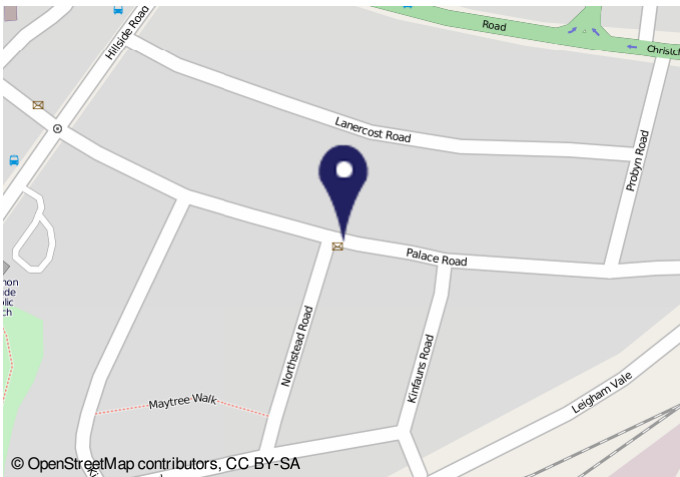
Approximate Gross Internal Area
 (Excluding Reduced Headroom) = 95 sq m / 1022 sq ft
 Shed = 2.5 sq m / 27 sq ft
 Reduced Headroom = 0.4 sq m / 4 sq ft
 Total = 97.9 sq m / 1053 sq ft



- Reduced headroom below 1.5 m / 5'0

Lower Ground Floor

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. (ID206768)



Energy Performance Certificate

Flat 2, 85, Palace Road, LONDON, SW2 3LB
 Dwelling type: Basement flat
 Date of assessment: 30 July 2013
 Date of certificate: 30 July 2013

Reference number: 8056-1901-0129-2877-4373
 Type of assessment: RdSAP existing dwelling
 Total floor area: 95 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,667
Over 3 years you could save: £ 501

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 335 over 3 years	£ 168 over 3 years	You could save £ 501 over 3 years
Heating	£ 2,031 over 3 years	£ 1,695 over 3 years	
Hot Water	£ 303 over 3 years	£ 303 over 3 years	
Total	£ 2,667	£ 2,166	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

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 recommended measures in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 261	
2 Low energy lighting for all fixed outlets	£95	£ 141	
3 Heating controls (over thermostat)	£200 - £400	£ 102	

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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.