

Holmewood Gardens, Brixton Hill SW2

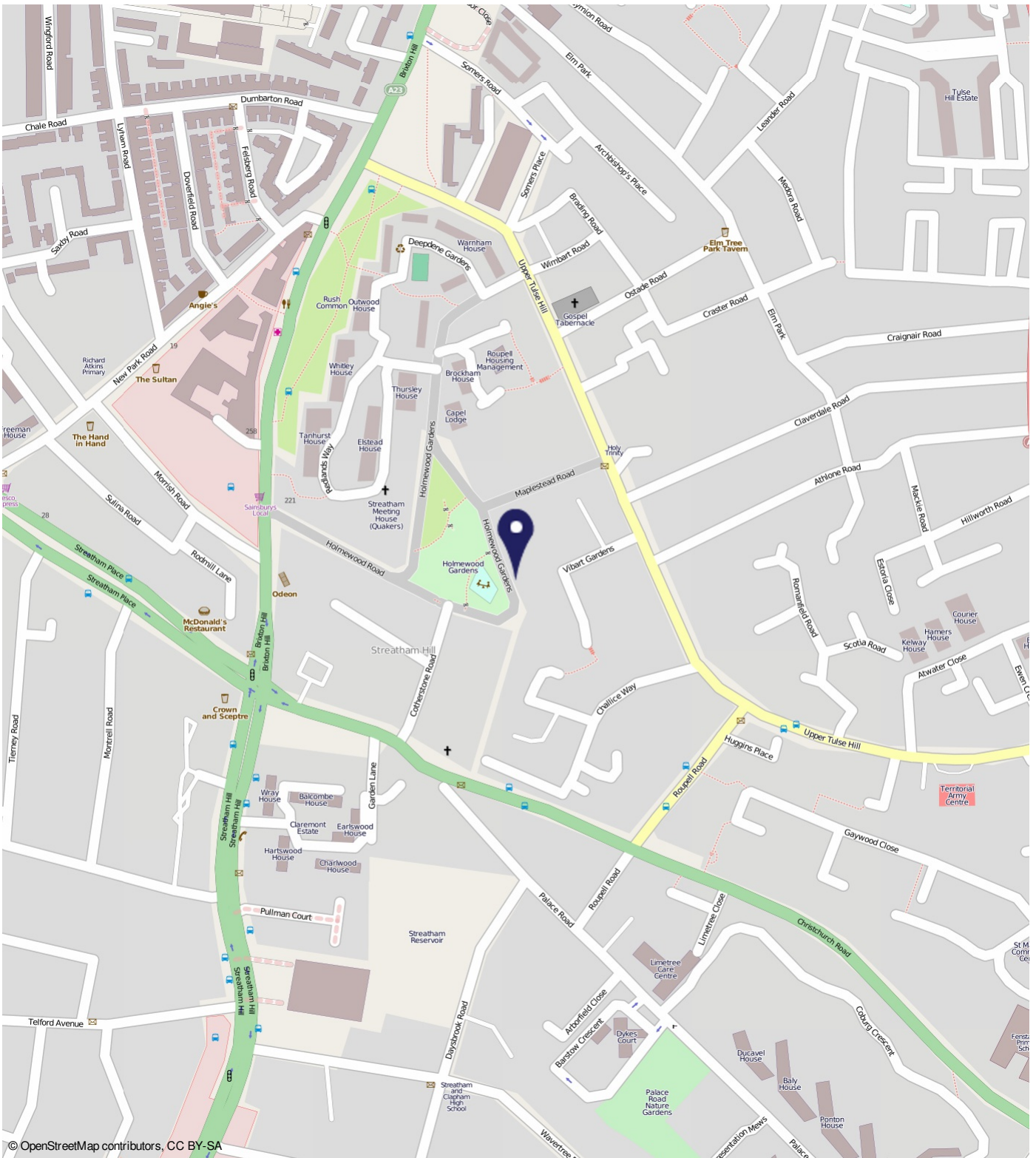
Borough: Lambeth

£2,900 pcm

- Four bedroom house
- Beautiful garden



A stunning recently refurbished four double bedroom house in an extremely sought after cul de sac on Brixton Hill. The property comprises double reception room, eat-in kitchen with doors leading to a beautiful mature garden. Upstairs the property benefits from four double bedrooms and two bathrooms.



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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

66, Holmewood Gardens, LONDON, SW2 3NB
 Dwelling type: Mid-terrace house
 Date of assessment: 11 April 2012
 Date of certificate: 11 April 2012

Reference number: 8005-0399-2729-2566-8423
 Type of assessment: RUSAP existing dwelling
 Total floor area: 142 sq m

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:	£1,566

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£312 over 3 years	£192 over 3 years	You could save £1,506 over 3 years
Heating	£3,408 over 3 years	£2,136 over 3 years	
Hot Water	£233 over 3 years	£216 over 3 years	
Total	£4,653	£4,548	

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 microgeneration.

Energy Efficiency Rating

Energy efficiency: low rating costs	Current	Potential
A (100-92)	28	29
B (91-81)		
C (80-68)		
D (67-55)		
E (54-48)		
F (47-39)		
G (39-35)		

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).

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 Internal or external wall insulation	£4,000 - £14,000	£365	
2 Floor insulation	£800 - £1,200	£132	
3 Low energy lighting for all fixed outlets	£45	£102	

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 (texted national only). Where the Green Deal financing is available you'll be able 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.