

## Crown Point, Beulah Hill SE19

Borough: Lambeth

**£1,225 pcm**

- IN AUCTION 17TH DECEMBER
- Let on AST



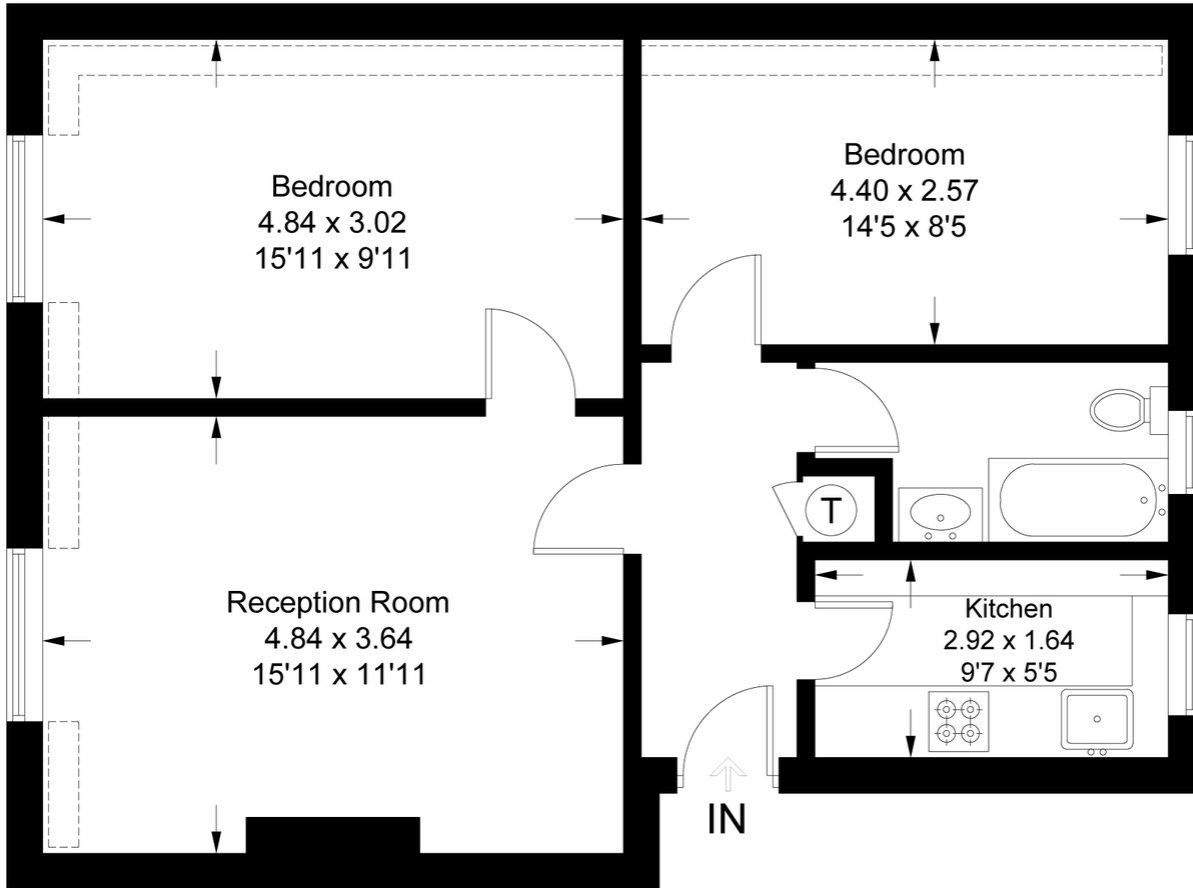
A TWO DOUBLE BEDROOM, TOP FLOOR

Tenure: Leasehold 150 years from 23 February 1996 therefore 126 years unexpired AST until: 12.04.21

Rent: £14,880 per annum

# Crown Point

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft  
 Reduced Headroom = 3.9 sq m / 42 sq ft  
 Total = 60.4 sq m / 650 sq ft



## Third 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. (ID518485)



**Energy Performance Certificate**

7 Crown Point, Beulah Hill, LONDON, SE19 2NF  
 Dwelling type: Top-floor flat  
 Date of assessment: 08 July 2016  
 Date of certificate: 09 July 2016

Reference number: 0376-2858-6735-8006-2441  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 60 m<sup>2</sup>

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:		£ 4,983
Over 3 years you could save		£ 3,720

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting £ 255 over 3 years	£ 153 over 3 years	You could save £ 3,720 over 3 years
Heating £ 3,873 over 3 years	£ 681 over 3 years	
Hot Water £ 851 over 3 years	£ 426 over 3 years	
<b>Total</b> £ 4,983	£ 1,260	

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

**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 3. 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 Flat roof insulation	£800 - £1,000	£ 2190	Yes
2 Internal or external wall insulation	£4,000 - £14,000	£ 477	Yes
3 Low energy lighting for all fixed outlets	£20	£ 99	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 (texted subject to usual rates). The Green Deal may allow you to make your home warmer and cheaper to run all in one deal.

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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.