

Trinity Rise , Tulse Hill SW2

Borough: Lambeth

£1,100 pcm

- Spacious one bedroom property
- First floor



This first floor property comprises; large living room with feature fireplace, fitted separate kitchen with space for dining, double bedroom and tiled bathroom with shower over bath tub. Available now, unfurnished.



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Distances

- To Tulse Hill Rail Station 0.4 miles
- To Herne Hill Rail Station 0.5 miles
- To West Dulwich - Croxted Road 0.6 miles
- To West Dulwich Rail Station 0.7 miles
- To North Dulwich Rail Station 1 miles

Energy Performance Certificate

Flat 21
Trinity Rise
LONDON
SW2 0PT

Dwelling type: Mid floor flat
Date of assessment: 25 March 2009
Date of certificate: 7 April 2009
Reference number: 2009-3055-6207-5091-0940
Total floor area: 50 sq m

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales 2008/10 EC 2002/91 EC 2002/91 EC

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	365 kWh/m ² per year	319 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.2 tonnes per year
Lighting	£39 per year	£28 per year
Heating	£307 per year	£470 per year
Hot water	£60 per year	£74 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location. The above table provides an indication of how much it will cost to provide heating, hot water and lighting to this home. The fuel costs certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The national energy saving trust (nest) may be able to provide information on financial help for improving its energy performance. EPC may be given to EPC to provide information on financial help for improving its energy performance.

For advice on how to improve its energy performance, please visit www.nest.org.uk or call 0800 812 312 or visit www.nest.org.uk

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.