

Crownstone Road , Brixton SW2

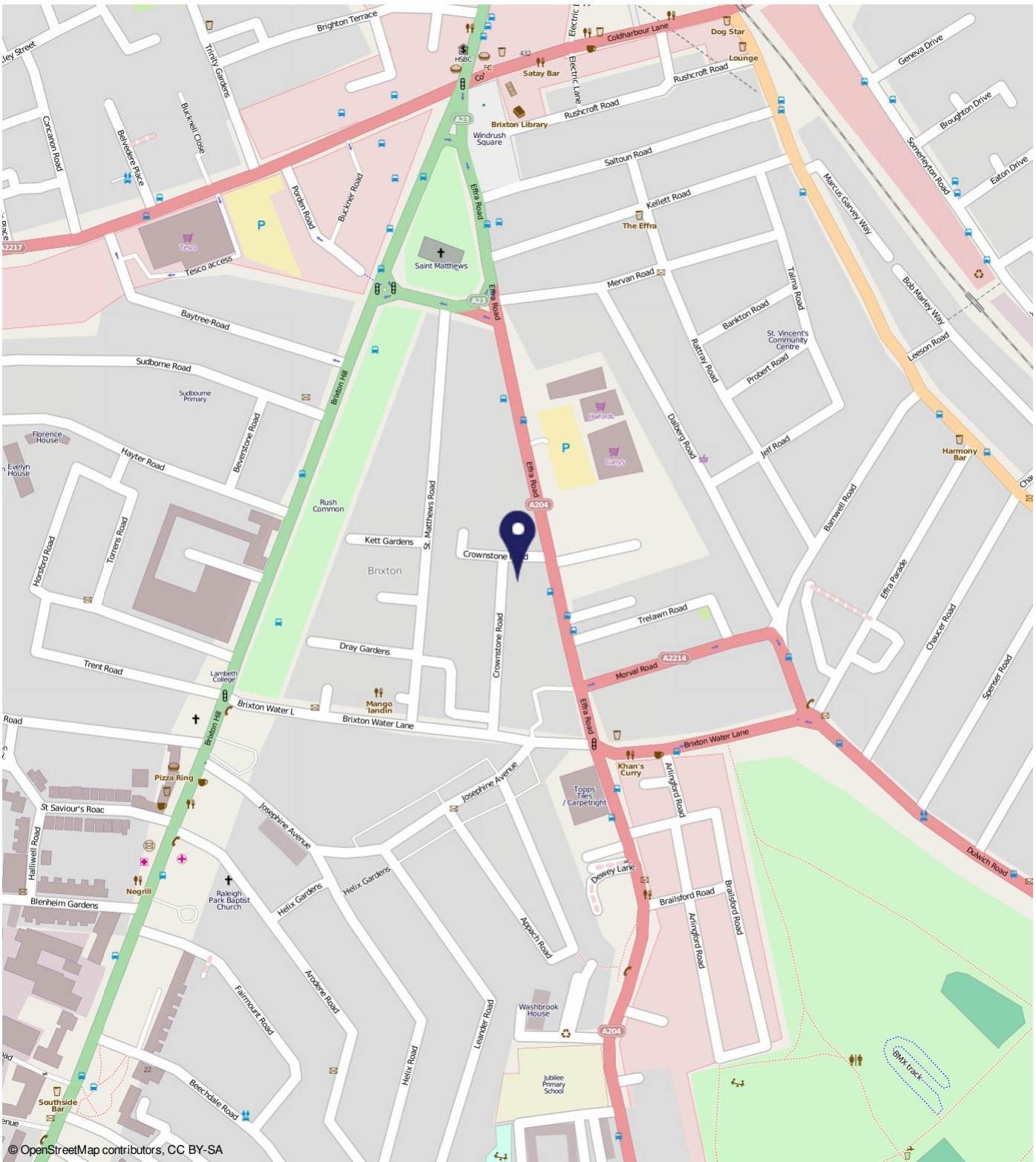
Borough: Lambeth

£1,275 pcm

- Recently refurbished
- One bedroom flat



This third floor maisonette comprises; large living room with access onto a private balcony, modern fitted kitchen with appliances, double bedroom and tiled bathroom with shower over bath tub. The property is within easy reach of Brixton center and tube. Available from 10th October.



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Distances

- To Brixton Underground Station 0.4 miles
- To Brixton Rail Station 0.5 miles
- To Herne Hill Rail Station 0.6 miles
- To Loughborough Junction Rail S 0.9 miles
- To Clapham North Underground St 0.9 miles

Energy Performance Certificate

133, Crownstone Road, LONDON, SW2 1LZ
 Dwelling type: Top floor flat
 Date of assessment: 28 September 2018
 Date of certificate: 29 September 2018
 Reference number: 0285-2628-6011-6228-8195
 Type of assessment: RdSAP existing dwelling
 Total floor area: 48 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,493
Over 3 years you could save	£ 1,359

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 117 over 3 years	£ 108 over 3 years
Heating	£ 1,854 over 3 years	£ 728 over 3 years
Hot Water	£ 522 over 3 years	£ 505 over 3 years
Total	£ 2,493	£ 1,339

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy used for heating appliances like TVs, computers and cookers, and electricity generated by microgeneration.

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 actions on page 3. The EPC rating shown here is based on assumed assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measure	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 520
2. Cavity wall insulation	£500 - £1,500	£ 318
3. Change heating to gas condensing boiler	£3,000 - £7,000	£ 414

For more information about energy saving call 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

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.