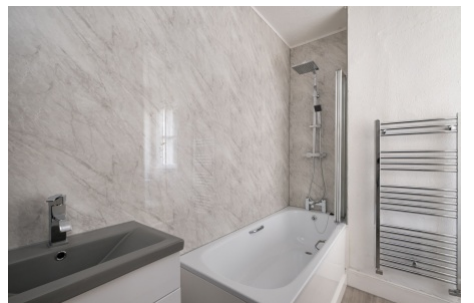


## Broxholm Road, West Norwood SE27

Borough: Lambeth

**£1,150 pcm**

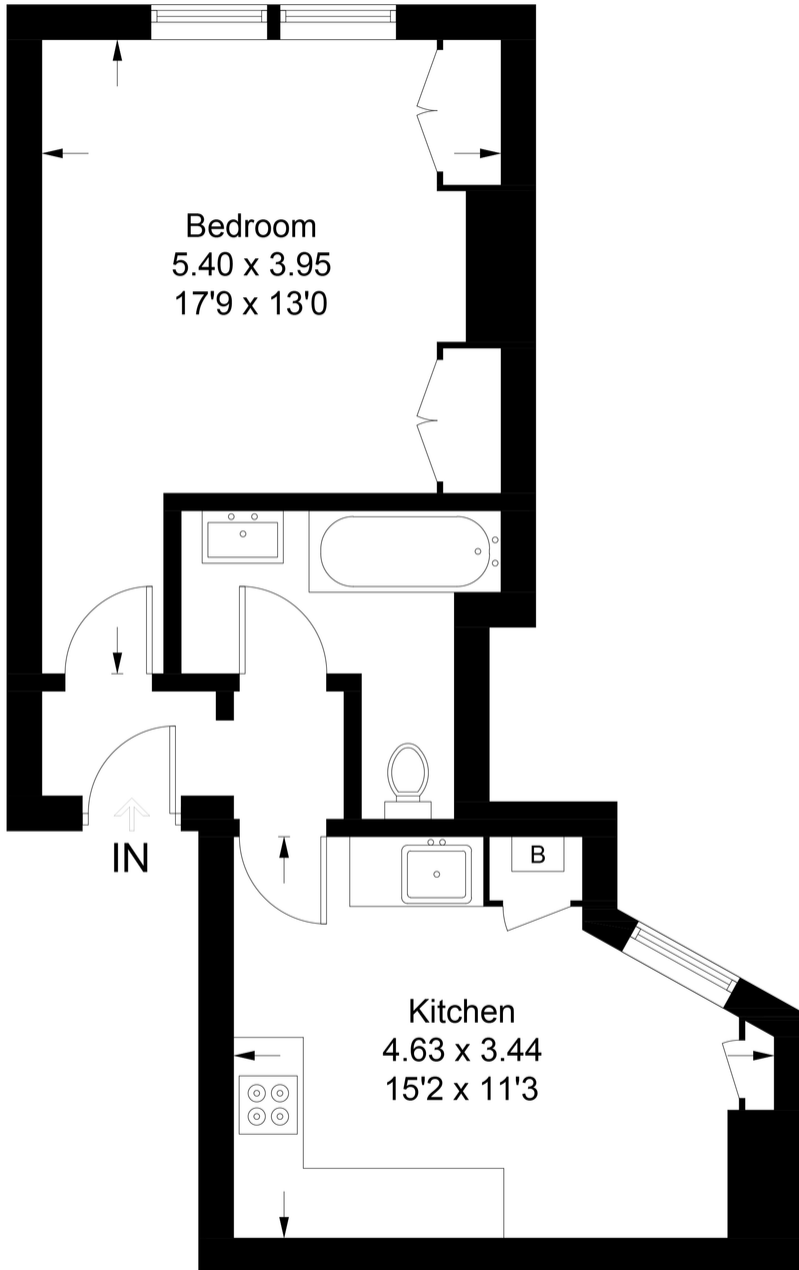
- Large Studio Flat
- Separate Kitchen



A spacious studio flat which offers stunning views across London. This property comprises; a large studio room with fitted wardrobes, brand new bathroom suite with shower and separate kitchen. The property has been repainted throughout. Located with close proximity to West Norwood and Streatham Hill BR and great transport links into The City. Available now, unfurnished.

# Broxholm Road

Approximate Gross Internal Area = 39.3 sq m / 423 sq ft



## First 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. (ID833264)



**Energy Performance Certificate**

Flat 2, 113 Broxholm Road, LONDON, SE27 0BJ  
 Dwelling type: Mid-rise flat  
 Date of assessment: 22 March 2017  
 Date of certificate: 24 March 2017  
 Reference number: 8008-3825-0026-6927-4733  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 40 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:** **£ 1,455**  
**Over 3 years you could save** **£ 525**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 160 over 3 years	£ 96 over 3 years	You could save <b>£ 325</b> over 3 years
Heating	£ 1,038 over 3 years	£ 587 over 3 years	
Hot Water	£ 237 over 3 years	£ 243 over 3 years	
<b>Total</b>	<b>£ 1,435</b>	<b>£ 926</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, 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 measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard 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 measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 309	Available
2 Low energy lighting for all fixed outlets	£20	£ 75	Available
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £5,800	£ 195	Available

For more information about the recommended measures and the actions you can take, visit [www.energy.gov.uk/knowledge-guide/calculator](http://www.energy.gov.uk/knowledge-guide/calculator) or call 0800 123 1234 (not available on mobile). The Green Deal may enable you to finance your home warmer and cheaper in fact.

**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.