

Broxholm Road, West Norwood SE27

Tenure: Leasehold Borough: Lambeth

£450,000

- Three bedrooms
- Top two floors



A magnificent three bedroom split-level upper flat in this handsome period building. The apartment, with far-reaching views across the impressive City skyline, is wonderfully spacious and bright as well as being well presented.

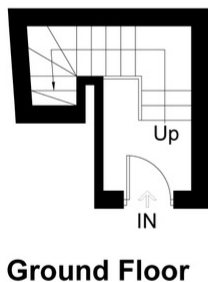
There is also a huge reception, modern kitchen and bathroom and the property is being sold with no chain. The ever-improving West Norwood High St and station are a short walk away or in the opposite direction you have Streatham Hill.

Broxholm Road

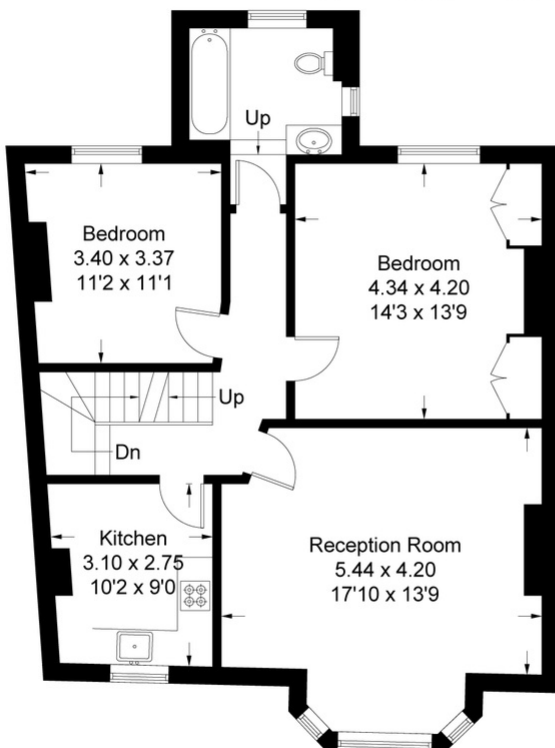
Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft
 Reduced Headroom = 41.8 sq m / 449 sq ft
 Total = 146.8 sq m / 1580 sq ft



= Reduced headroom below 1.5m / 5'0

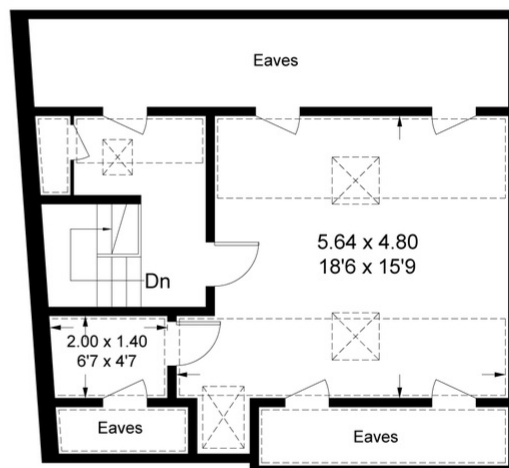


Ground Floor

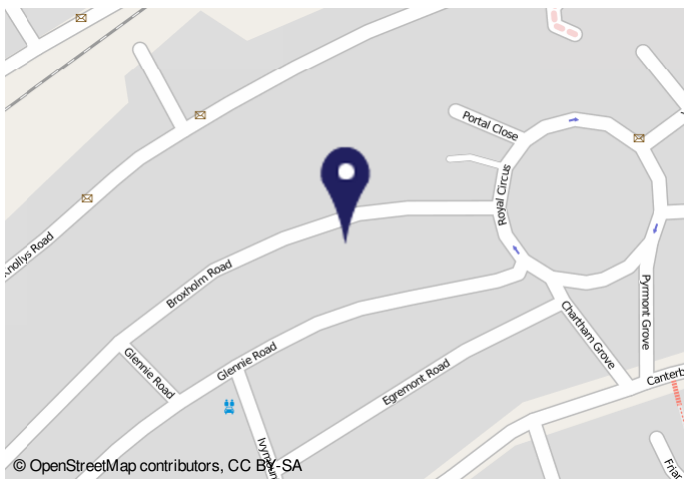


First Floor

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. (ID326588)



Second Floor



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Energy Performance Certificate SAP

114, Broxholm Road
 LONDON
 SE27 0BT

Chilling type: Top-floor flat
 Date of assessment: 29 October 2011
 Date of certificate: 29 October 2011
 Reference number: 2524-2900-0202-1459-9964
 Type of assessment: SAP - existing dwelling
 Total floor area: 120 m²

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	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment, in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	207 kWh/m ² per year	179 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.1 tonnes per year
Lighting	£120 per year	£81 per year
Heating	£120 per year	£252 per year
Hot water	£136 per year	£111 per year

You could save up to £127 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised turning conditions (heating periods, room temperatures, etc) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or heating appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to ask for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to verify the energy efficiency of products in the market.

This EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on reducing energy usage and improving efficiency.

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.