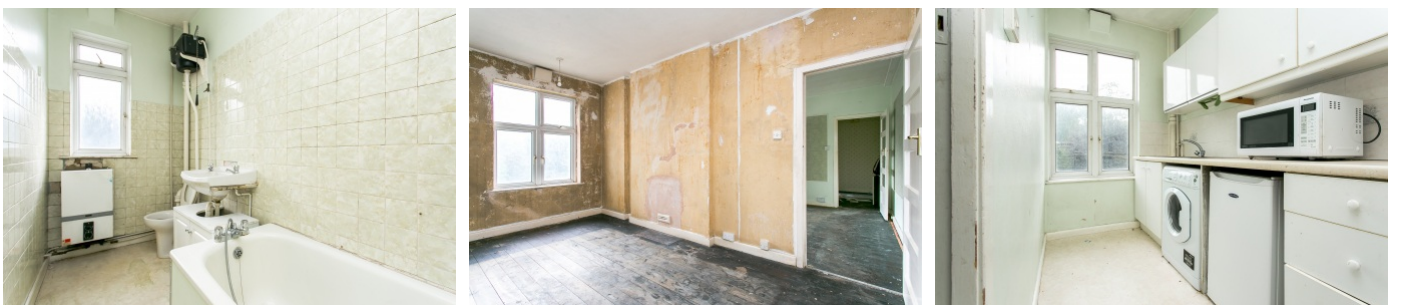


Brixton Hill Court, Brixton SW2

Tenure: Leasehold Borough: Lambeth

£335,000

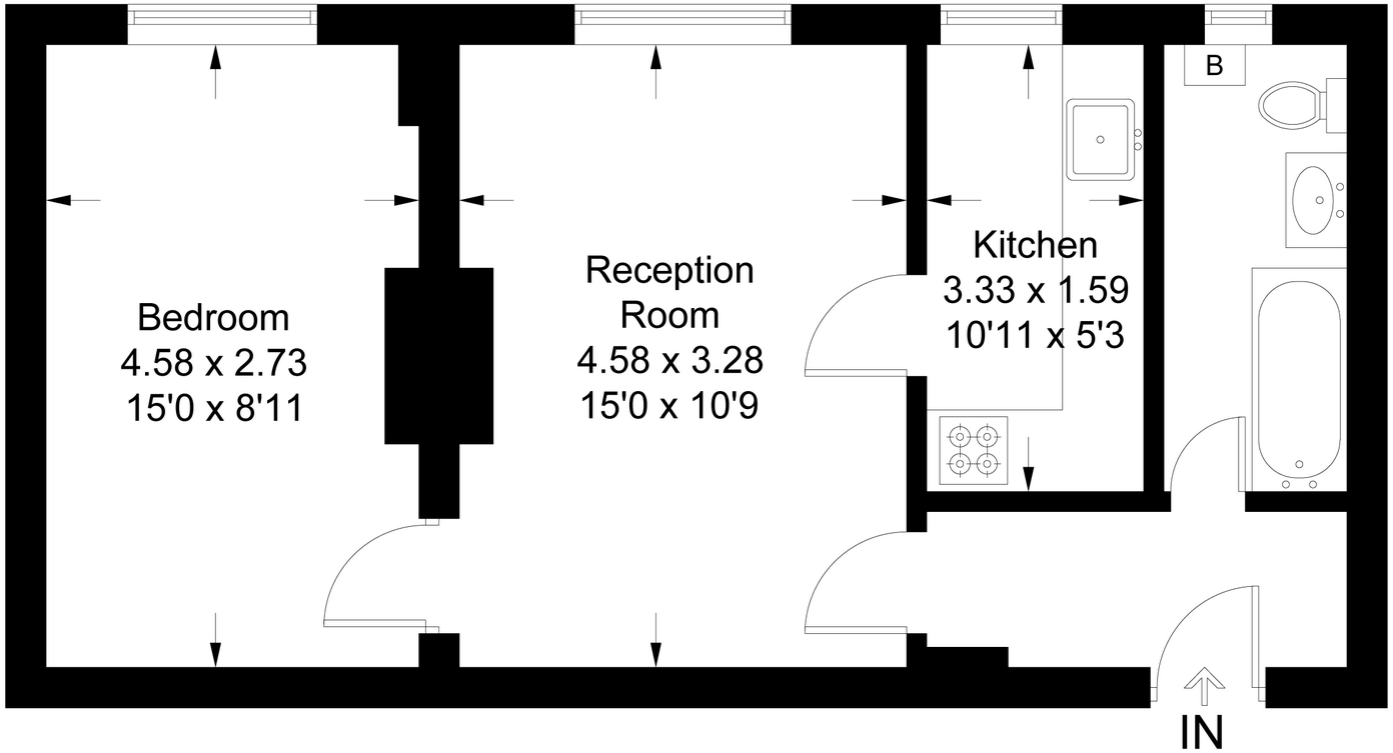
- One bedroom flat
- Chain free



A one bedroom property in this smart, well maintained period building close to the centre of Brixton. The flat would benefit from updating, but has a long lease and no chain. Brixton underground station is a short walk away and gives quick access to the city centre as well as many bus routes from the vibrant centre of Brixton where there is a great cinema the academy and an eclectic mix of shops bars and restaurants.

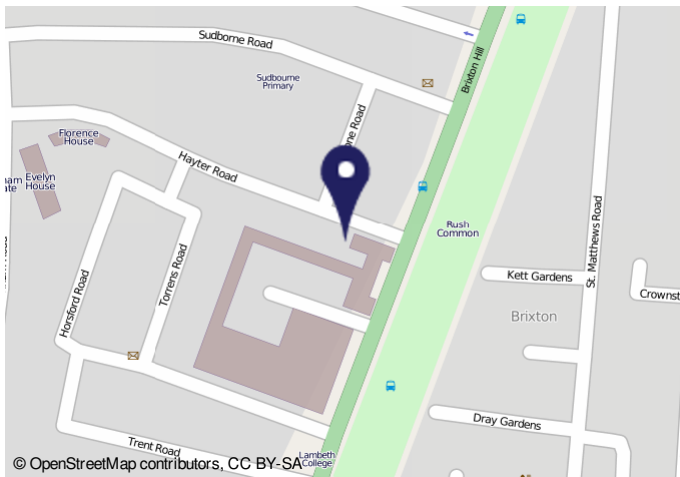
Brixton Hill Court

Approximate Gross Internal Area
44.3 sq m / 477 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. (ID339107)



Energy Performance Certificate

Flat 27 Brixton Hill Court, Brixton Hill, LONDON, SW2 1DQ
 Dwelling type: Mid-floor flat Reference number: 8243-6126-9630-0770-4922
 Date of assessment: 20 June 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 22 June 2017 Total floor area: 41 sq m

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:	Current costs	Potential costs
Over 3 years you could save	£ 2,316	£ 1,458

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 90 over 3 years	£ 75
Heating	£ 1,932 over 3 years	£ 531 over 3 years	£ 1,401
Hot Water	£ 219 over 3 years	£ 227 over 3 years	£ -8
Total	£ 2,316	£ 808	£ 1,458

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 running 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 recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shows how it 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 Cavity wall insulation	£500 - £1,500	£ 462	Yes
2 Internal or external wall insulation	£4,000 - £14,000	£ 414	Yes
3 Low energy lighting for all fixed outlets	£ 200	£ 42	Yes

To find out more about the recommended measures and other actions you could take today to save money visit www.gov.uk/energy-guidance or call 0300 123 1234 (national toll-free call). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.