

Pollards Hill East, Norbury SW16

Tenure: Freehold Borough: Croydon

£650,000

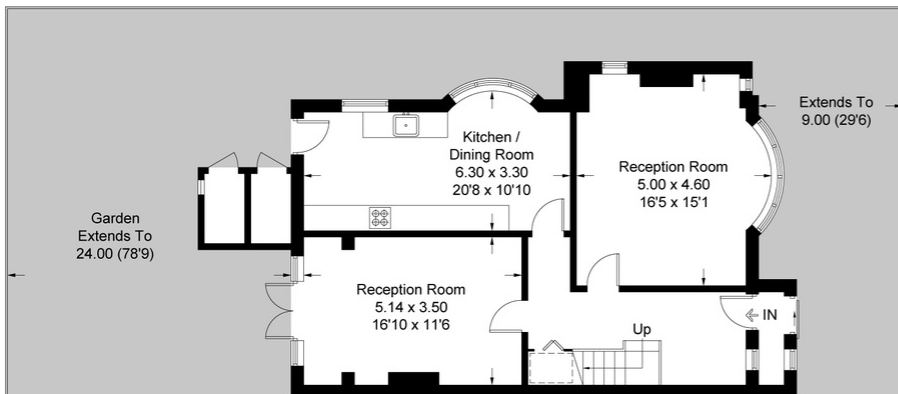
- Four bedrooms
- Semi-detached Edwardian House



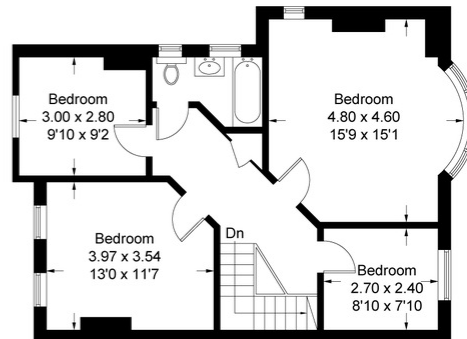
A lovely natural four bedroom semi-detached Edwardian house split over two floors with south westerly facing garden. The house benefits from a big kitchen dining space and two large reception rooms, additionally it has a large wide hallway and landing and there is potential to go up in to the loft area. Located in the very popular Pollards Hill area where there is an active resident's association and a number of amenities close at hand including Norbury station with direct routes in to London Bridge and Victoria. There is no onward chain with this property.

Pollards Hill East

Approximate Gross Internal Area = 140.4 sq m / 1511 sq ft
 Reduced Headroom = 0.8 sq m / 9 sq ft
 Total = 141.2 sq m / 1520 sq ft

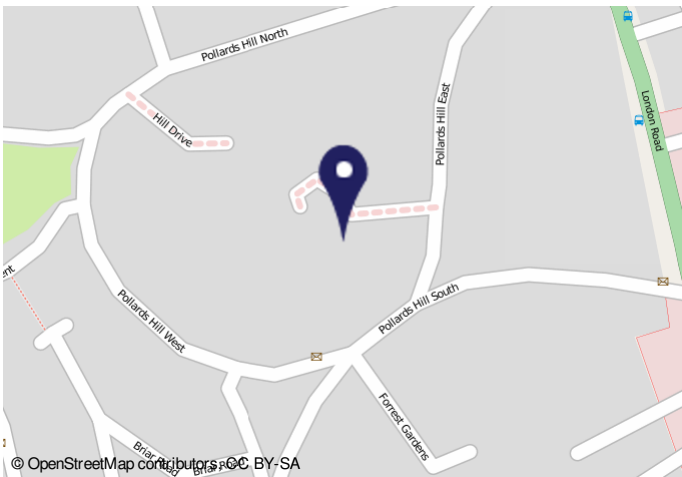


Ground Floor



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. (ID369110)



Energy Performance Certificate HM Government

46, Pollards Hill East, LONDON, SW16 4JU
 Dwelling type: Semi-detached house
 Date of assessment: 11 May 2016
 Date of certificate: 13 May 2016
 Reference number: 0843-2940-7453-6656-9595
 Type of assessment: RdSAP existing dwelling
 Total floor area: 130 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: £ 3,819
Over 3 years you could save: £ 1,731

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 375 over 3 years	£ 246 over 3 years	£ 129 over 3 years
Heating	£ 2,865 over 3 years	£ 1,491 over 3 years	£ 1,374 over 3 years
Hot Water	£ 459 over 3 years	£ 201 over 3 years	£ 258 over 3 years
Total	£ 3,699	£ 2,938	£ 761

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

This 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 Increase loft insulation to 270 mm	£100 - £300	£ 174	Yes
2 Internal or external wall insulation	£3,000 - £16,000	£ 1,167	Yes
3 Floor insulation (ununderlaid floor)	£100 - £1,200	£ 466	Yes

See page 3 for a full list of recommendations for this property.

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 0800 553 304 (national toll-free). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.