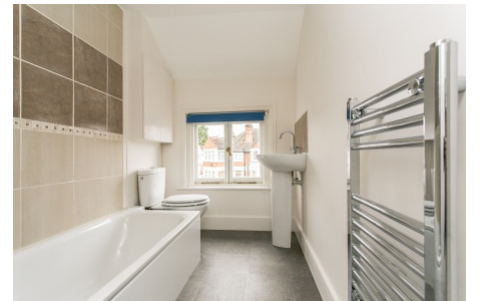


## Salford Road, Telford Park SW2

Tenure: Leasehold Borough: Lambeth

**£379,950**

- One bedroom
- Split-level on top two floors



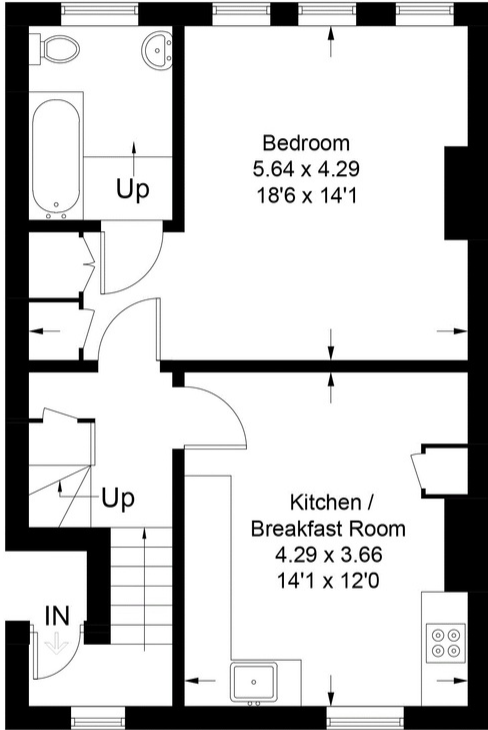
A split level one bedroom flat on the top two floors of an attractive period house. The flat has a large kitchen breakfast room, separate reception room and bedroom with en suite bathroom. The flat is available with no chain. It is located on a very attractive residential road close to Tooting Bec Common and a short walk to either Balham or Streatham Hill Stations and shopping parades where both have a host of shops bars and restaurants.

# Salford Road



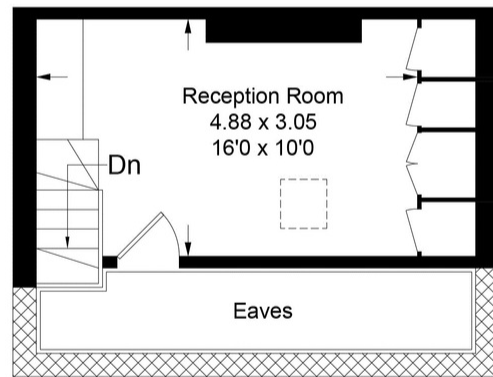
Approximate Gross Internal Area

- = 65.4 sq m / 704 sq ft
- Approximate Eaves Space
- = 5.3 sq m / 57 sq ft
- Total Areas Shown on Plan
- 70.7 sq m / 761 sq ft



**Second Floor**  
**Sq ft 516**

= Reduced headroom below 1.5m / 5'0



**Third Floor**  
**Sq ft 188**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID402823)



**Energy Performance Certificate** HM Government

Second Floor Flat, 83 Salford Road, LONDON, SW2 4BE

Dwelling type: Top-floor flat      Reference number: 8228-6028-7228-2064-6980  
 Date of assessment: 12 August 2014      Type of assessment: RdSAP existing dwelling  
 Date of certificate: 13 August 2014      Total floor area: 65 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 making improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,850
Over 3 years you could save		£ 1,590

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 256 over 3 years	£ 152 over 3 years	You could save £ 1,590 over 3 years
Heating	£ 2,389 over 3 years	£ 848 over 3 years	
Hot Water	£ 203 over 3 years	£ 274 over 3 years	
<b>Total</b>	<b>£ 2,848</b>	<b>£ 1,280</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 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 to base 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	£ 910	Yes
2 Install or external wall insulation	£3,000 - £14,000	£ 521	Yes
3 Draught proofing	£ 200 - £1200	£ 51	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 to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 1234 (not an official site). 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.