

## Lyndhurst avenue, Norbury SW16

Tenure: Freehold Borough: Merton

**£535,000**

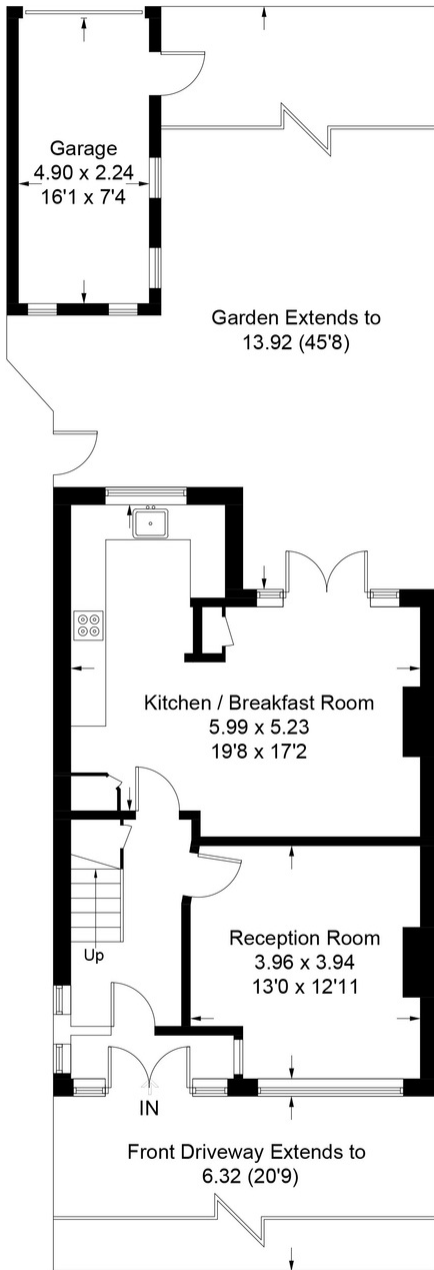
- Three bedrooms
- Recently renovated



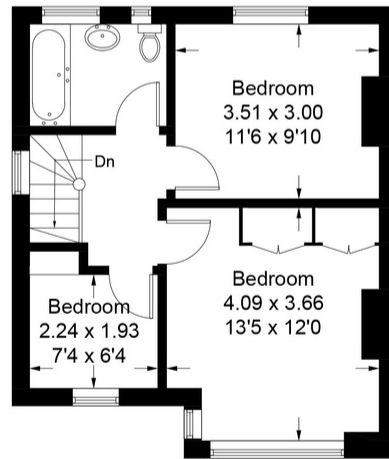
A beautifully presented three-bedroom house. The owners have just completed a renovation of the house. It is bright, modern and stylish. The house has a fabulous large kitchen-dining room overlooking a lovely garden. The reception room has a wood burning stove and there is a luxurious bathroom to serve the three first floor bedrooms. There is off road parking in front of the house and a brick built garden out house, decked area, green house, raised beds and lawn in the rear garden.

# Lyndhurst Avenue

Approximate Gross Internal Area Total = 93.9 sq m / 1011 sq ft  
 Garage = 11 sq m / 118 sq ft  
 Total = 104.9 sq m / 1129 sq ft

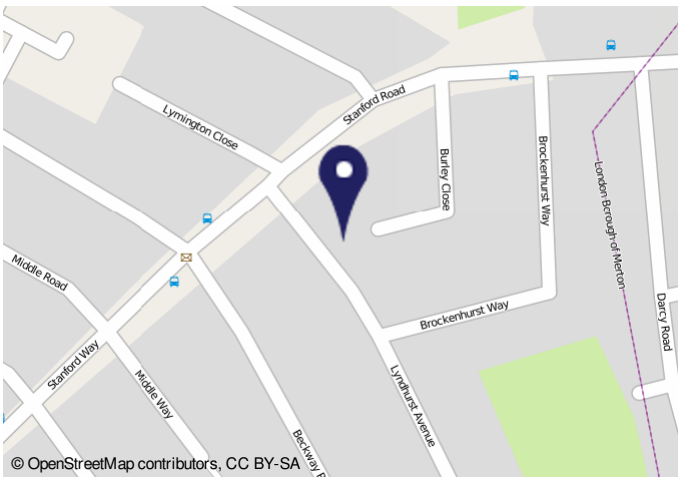


**Ground Floor**  
 Sq ft 578



**First Floor**  
 Sq ft 433

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID404381)



**Energy Performance Certificate** HM Government

11, Lyndhurst Avenue, LONDON, SW16 4UE  
 Dwelling type: End terrace house  
 Date of assessment: 02 March 2016  
 Date of certificate: 02 March 2016  
 Reference number: 0128-6086-7207-4525-9914  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 91 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:** £ 3,144  
**Over 3 years you could save:** £ 1,329

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting £ 316 over 3 years	£ 177 over 3 years	Heating £ 2,505 over 3 years	£ 1,419 over 3 years
Hot Water £ 323 over 3 years	£ 216 over 3 years	Total £ 3,144	£ 1,812

**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 Increase loft insulation to 270 mm	£100 - £300	£ 207	Yes
2 Internal or external wall insulation	£3,000 - £14,000	£ 771	Yes
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 129	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](http://www.gov.uk/energy-guidance) or call 0800 512 524 (national toll-free). 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.