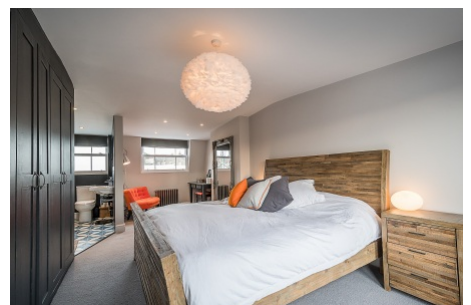


Denman Road, Peckham SE15

Tenure: Freehold Borough: Southwark

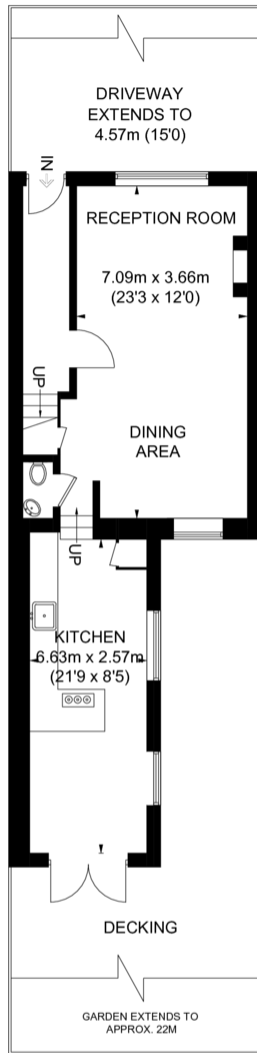
£1,250,000

- Four bedroom period end-of-terrace
- Wonderful 72ft approx mature garden

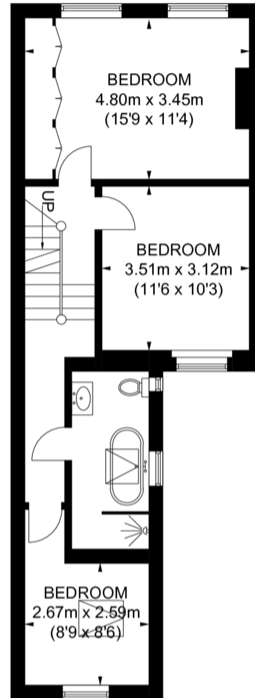


This beautiful end-of-terrace period house has been stylishly refurbished by its owners. The ground floor comprises huge double reception with woodburning stove, beautiful kitchen-diner with designer extractor fan and boiling water tap and downstairs cloakroom. French doors lead to a wonderful garden, partly decked, partly terraced and partly laid-to-lawn. On the first floor are three bedrooms and a huge master bathroom with vaulted ceiling. The top floor has been recently converted offering a stunning master-suite, complete with walk-in wardrobe and fabulous en-suite bathroom. Denman Road is one of the most popular in SE15, a few moments from Bellenden Village and Peckham Rye station just beyond. In accordance with the 1979 Estate Agents act we inform you that the owner of the property is an employee of Brooks Estate Agents limited.

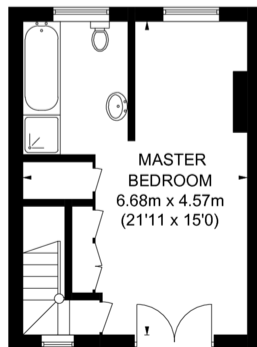
Denman Road, Sw15



GROUND FLOOR



FIRST FLOOR

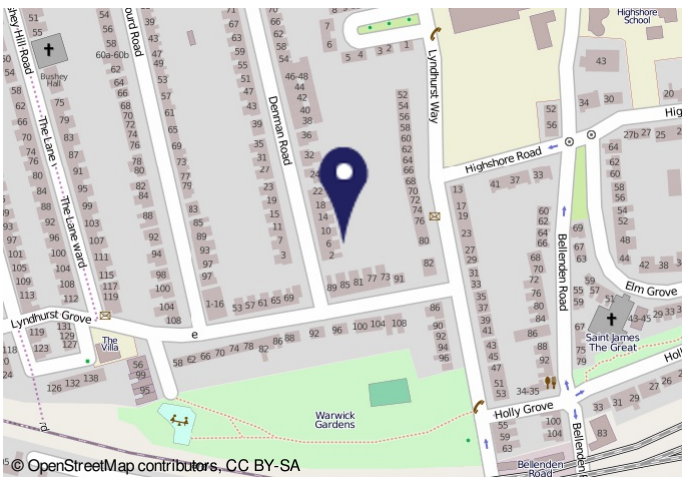


SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 574 SQ. FT. (53.5 SQ. M.)
 FIRST FLOOR = 579 SQ. FT. (54.0 SQ. M.)
 SECOND FLOOR = 349 SQ. FT. (32.4 SQ. M.)
 TOTAL = 1505 SQ. FT. (139.9 SQ. M.)

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.



Energy Performance Certificate HM Government

2, Denman Road, LONDON, SE15 5NP
 Dwelling type: End-terrace house
 Date of assessment: 30 September 2014
 Date of certificate: 30 September 2014
 Reference number: 7608-0034-7231-2464-3934
 Type of assessment: RdSAP existing dwelling
 Total floor area: 103 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:

Current costs	£ 3,270
Over 3 years you could save	£ 1,641

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 180 over 3 years	
Heating	£ 2,400 over 3 years	£ 1,170 over 3 years	
Hot Water	£ 510 over 3 years	£ 270 over 3 years	You could save £ 1,041 over 3 years
Total	£ 3,270	£ 1,620	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water over 3 years based on energy used by individual households. This includes energy used 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 recommended measures 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 save energy and money and 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
1 Increase loft insulation to 270 mm	£100 - £300	£ 47
2 Install or external wall insulation	<£4,000 - £14,000	£ 657
3 Floor insulation	£200 - £1,200	£ 132

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 save money you can save money on your energy bills, visit www.gov.uk or call 0800 123 1234 (monday to friday). The Green Deal may enable you to make your home warmer and cheaper to run.

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.