

Northborough Road, Norbury SW16

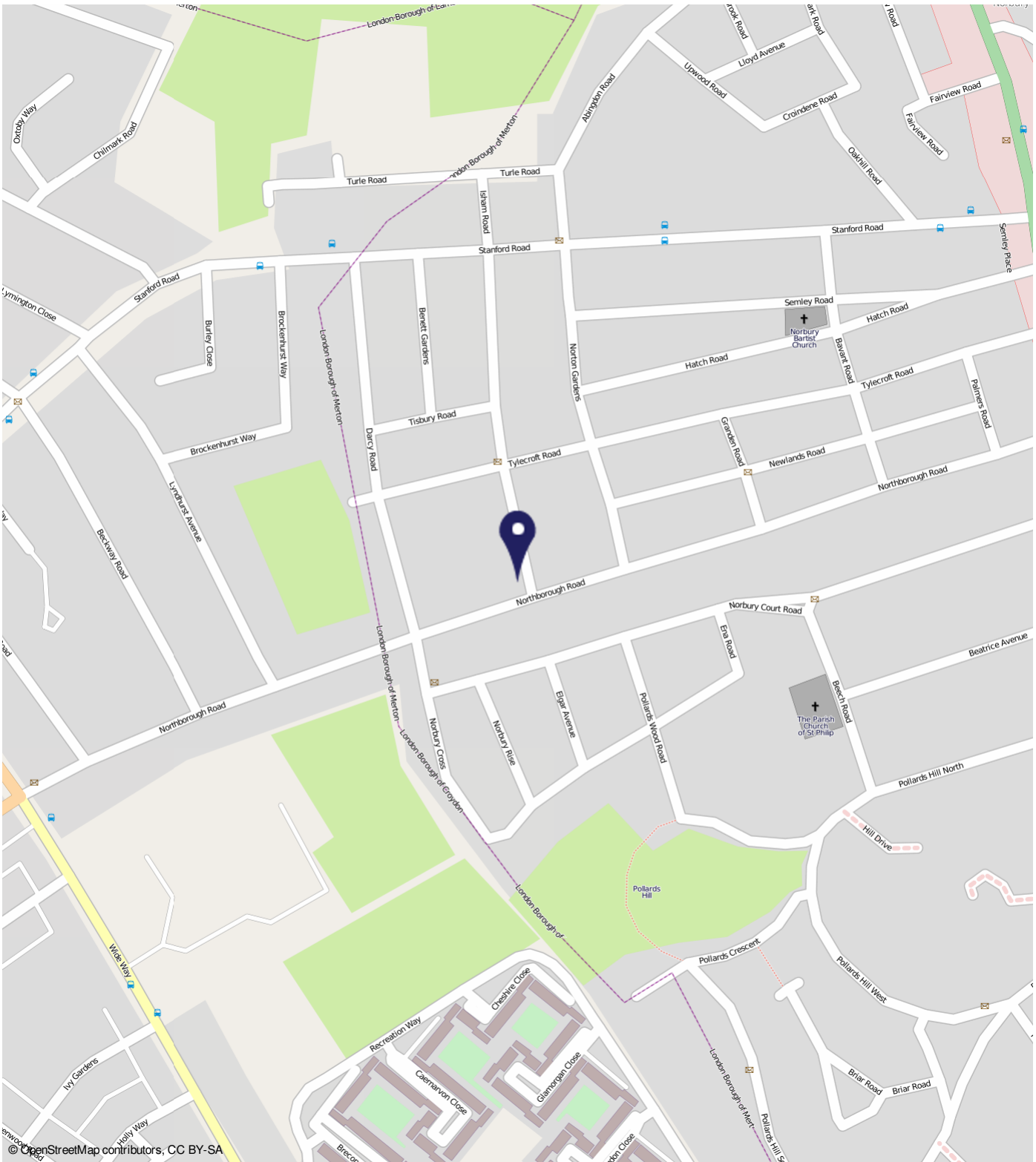
Borough: Lambeth

£1,500 pcm

- Three bedroom house
- Large private garden



A lovely three bedroom house located in a cul-de-sac on Northborough Road, Norbury. The accommodation on the ground floor offers; a large reception room, dining room which opens onto the kitchen with appliances and French doors from the kitchen which open out onto a large private garden. The first floor accommodation offers; three bedrooms and a modern tiled bathroom, with a bath and separate shower cubicle. Northborough Road is a quiet road just off of Norbury High Street, it is within close proximity of the local amenities of the High Road and Norbury Station.



Northborough Road, Norbury SW16

Distances

- To Norbury Rail Station 0.5 miles
- To Streatham Common Rail Station 0.9 miles

Energy Performance Certificate

105, Northborough Road
LONDON
SW16 4BB

Dwelling type: End terrace house
Date of assessment: 01 Feb 2011
Date of completion: 01 Feb 2011
Reference number: 0465-2038-6027-0008-0011
Type of assessment: RPE/EP - existing dwelling
Total floor area: 96 sq ft

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	D	D
B	B	E	E
C	C	F	F
D	D	G	G
E	E		
F	F		
G	G		

England & Wales 01/02/2008-01/02/2010
England & Wales 01/02/2010-01/02/2012

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	333 kWh/m ² per year	326 kWh/m ² per year	
Carbon dioxide emissions	9.3 tonnes per year	9.2 tonnes per year	
Lighting	£56 per year	£52 per year	
Heating	£285 per year	£251 per year	
Hot water	£112 per year	£110 per year	

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one house with another. To enable this comparison the figures have been calculated using standardized running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Click and drag to zoom in. Double click to zoom out. Click and drag to pan. Click and drag to rotate. Click and drag to scroll. Click and drag to zoom in. Double click to zoom out. Click and drag to pan. Click and drag to rotate. Click and drag to scroll.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on financial support and energy efficiency products.

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.