

## Elm Park, Brixton SW2

Tenure: Freehold Borough: Lambeth

**Offers in excess of £625,000**

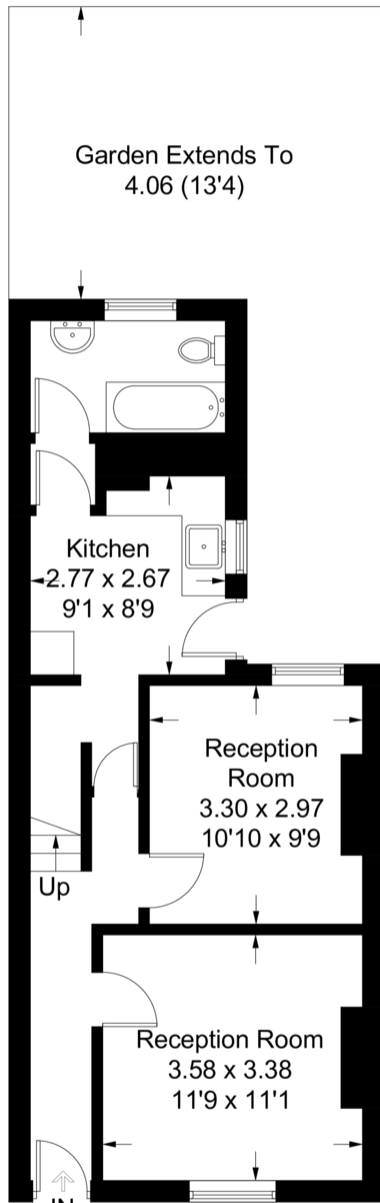
- No onward chain
- Private garden



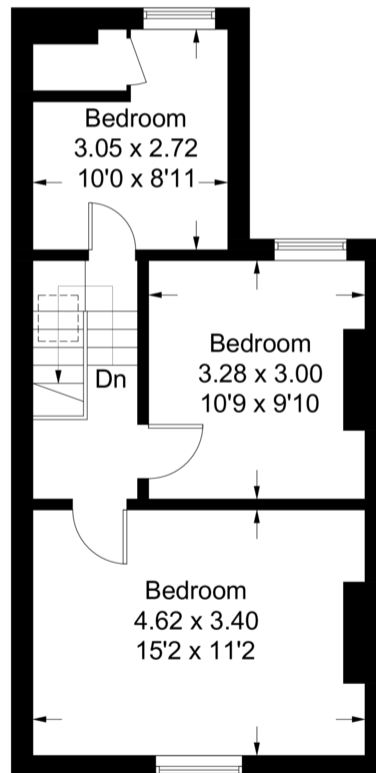
This excellent period house offers wonderful scope for improvement, has a private garden, three bedrooms, two reception rooms and no chain. Elm Park is just off Brixton Hill and a short walk down to the excellent array of shops, bars and restaurants of Brixton and the brilliant Tube and rail links into the city.

# Elm Park

Approximate Gross Internal Area Total = 85.6 sq m / 921 sq ft

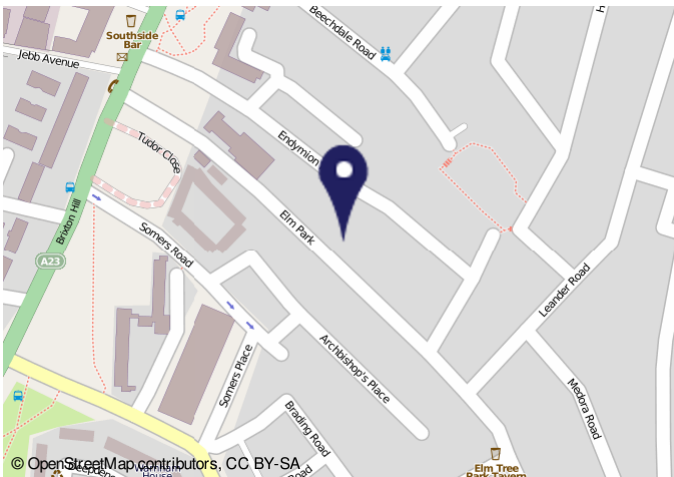


**Ground Floor**  
Sq ft 489



**First Floor**  
Sq ft 432

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID462673)



**Energy Performance Certificate** HM Government

55, Elm Park, LONDON, SW2 2TX  
 Dwelling type: Mid-terrace house  
 Date of assessment: 26 July 2018  
 Date of certificate: 26 July 2018  
 Reference number: 2268-6044-7253-5966-4904  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 921 sq ft

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:** £ 5,991  
**Over 3 years you could save:** £ 4,653

Estimated energy costs of this home		Potential costs		Potential future savings
Lighting	£ 183 over 3 years	£ 195 over 3 years		You could save £ 4,653 over 3 years
Heating	£ 4,458 over 3 years	£ 1,440 over 3 years		
Hot Water	£ 1,300 over 3 years	£ 300 over 3 years		
<b>Total</b>	<b>£ 6,841</b>	<b>£ 1,835</b>		

These figures show how much the average household would spend in this property for heating, lighting and hot water and it 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 shown here 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
1. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 119
2. Internal or external wall insulation	£4,000 - £14,000	£ 967
3. Floor insulation (suspended floor)	£600 - £1,200	£ 252

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 553 1224 (relevant national rates). The Green Deal may enable you to make your home more energy efficient 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.