

Trinity Rise, Herne Hill SW2

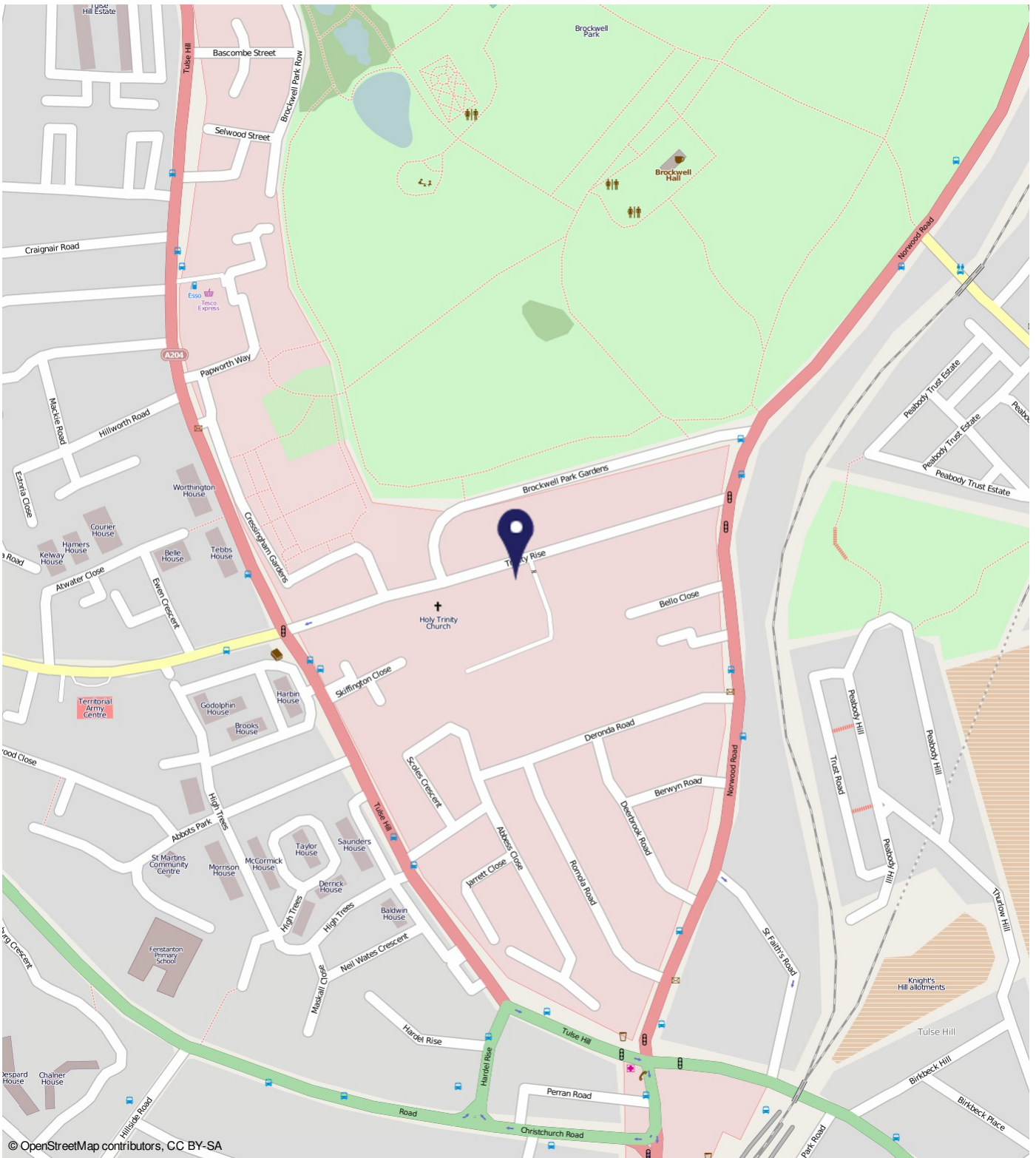
Borough: Lambeth

£1,650 pcm

- Beautiful two double bedroom flat
- Top floor flat



A spacious, two double bedroom flat on Trinity Rise in Tulse Hill. This top floor flat comprises of a large open plan kitchen/reception room, with large sash windows offering lots of natural light, two double bedrooms, a separate study room and modern tiled bathroom. The flat also benefits from a large communal garden. Trinity Rise is within close proximity of Brockwell Park and the transport links of Herne Hill and Tulse Hill.



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Distances

- To Tulse Hill Rail Station 0.4 miles
- To Herne Hill Rail Station 0.6 miles
- To West Dulwich Rail Station 0.8 miles
- To West Dulwich - Croxsted Road 0.7 miles
- To Streatham Hill Rail Station 1 miles

Energy Performance Certificate

Plot 7
43 Trinity Rise,
LONDON
SW2 2DP

Dwelling type: Top-Rear flat
Date of assessment: 03 February 2010
Date of certificate: 03 February 2010
Reference number: 071-010-0201-2000-0003
Type of assessment: RPSAP, existing dwelling
Floor area: 90m²

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	Target	Band	Current	Target	Band
A	A	A	B	B	B
B	B	B	C	C	C
C	C	C	D	D	D
D	D	D	E	E	E
E	E	E	F	F	F
F	F	F	G	G	G
G	G	G			

England & Wales
This 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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	394 kWh/m ² per year	52 kWh/m ² per year
Carbon dioxide emissions	6.2 tonnes per year	0.8 tonnes per year
Lighting	£87 per year	£48 per year
Heating	£813 per year	£760 per year
Hot water	£112 per year	£70 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 home with another. To enable this comparison the figures have been calculated using standardised energy conditions (heating periods, room temperatures, etc.) that are the same for all homes. Discrepancies may be caused by the use of different appliances, such as TVs, fridge etc., or by the effect of the costs associated with remote, 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.

Remember to look for the energy saving recommendations that apply when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and accompanying report must be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.

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.