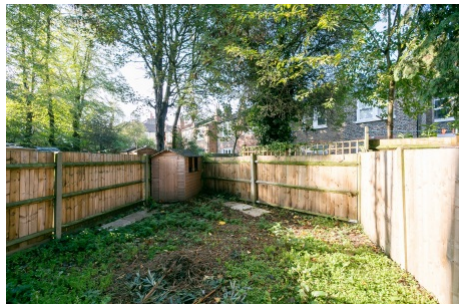


Ulverstone Road, West Norwood SE27

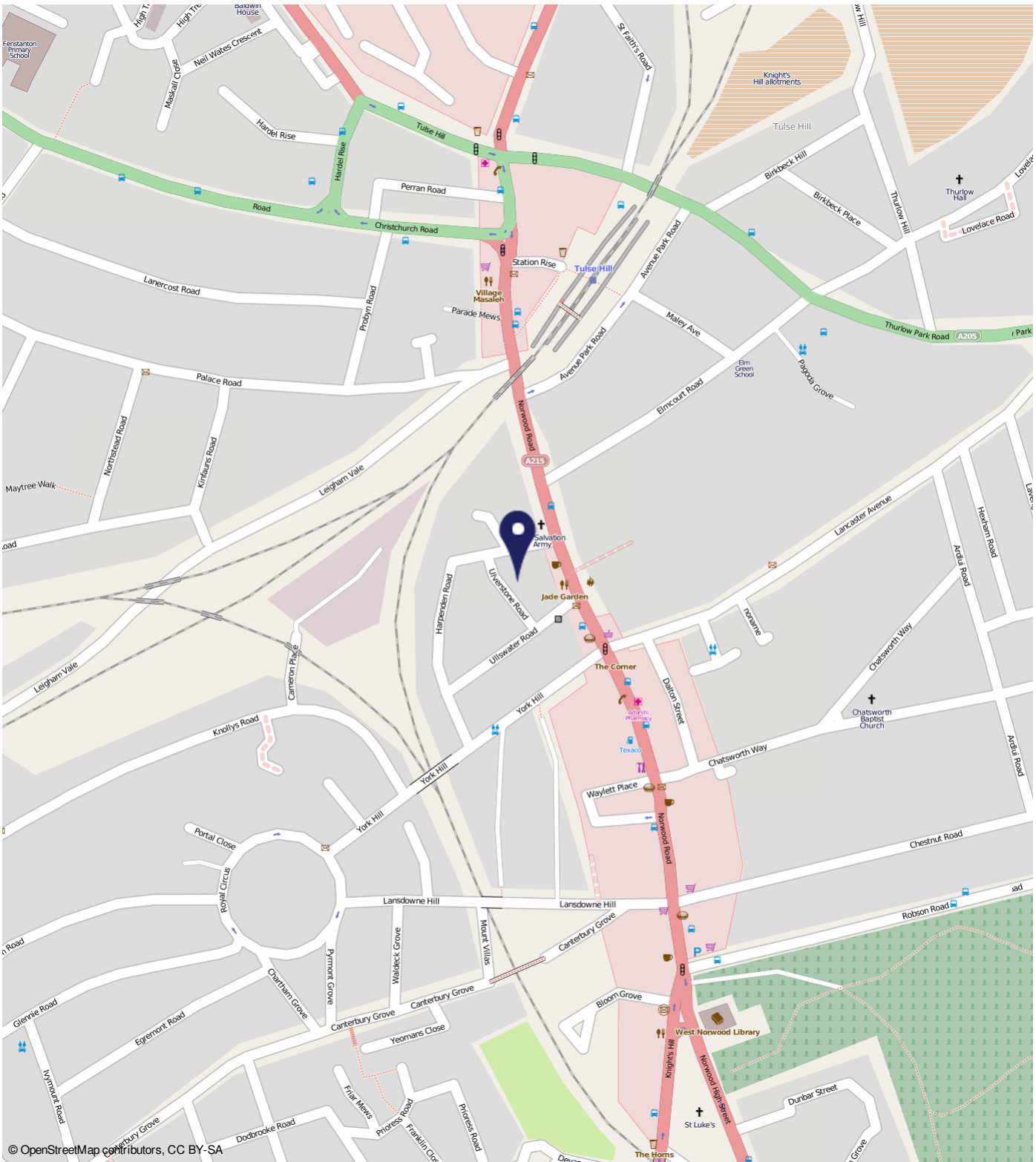
Borough: Lambeth

£1,400 pcm

- Two bedroom flat
- Ground floor



A ground floor, two bedroom, garden flat on Ulverstone Road near West Norwood High Road. The property comprises large reception room, two double bedrooms, modern tiled bathroom, kitchen fitted with appliances and a private garden. Ulverstone Road is within close proximity to the local amenities of West Norwood and Tule Hill station.



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Ulverstone Road, West Norwood SE27

Distances

- To Tulse Hill Rail Station 0.2 miles
- To West Norwood Rail Station 0.4 miles
- To West Dulwich - Croxted Road 0.6 miles
- To West Dulwich Rail Station 0.7 miles
- To Streatham Hill Rail Station 0.9 miles

Energy Performance Certificate HM Government

Flat 1, 6 Ulverstone Road, LONDON, SE27 6AJ
 Dwelling type: Ground floor flat
 Date of assessment: 03 October 2018
 Date of certificate: 03 October 2018
 Reference number: 8378-7620-6179-6027-5902
 Type of assessment: RdSAP existing dwelling
 Total floor area: 60 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:	£ 6,677
Over 3 years you could save	£ 549

Current costs	Potential costs	Potential future savings
Lighting	£ 155 over 3 years	£ 155 over 3 years
Heating	£ 1,278 over 3 years	£ 728 over 3 years
Hot Water	£ 248 over 3 years	£ 248 over 3 years
Total	£ 1,681	£ 1,129

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 65).

The EPC rating given here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 262
2 Floor insulation (suspended floor)	£800 - £1,200	£ 123
3 Draught proofing	£80 - £120	£ 18

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 or call 0800 543 1234 (textphone) or visit www.gov.uk/energy-guidance for more information.

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.