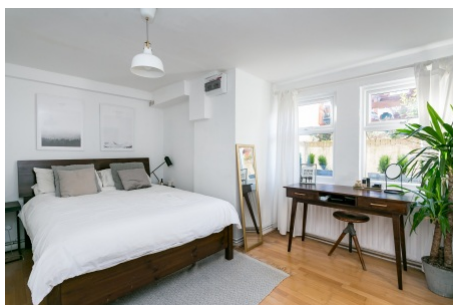


## Selsdon Road, West Norwood SE27

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £350,000**

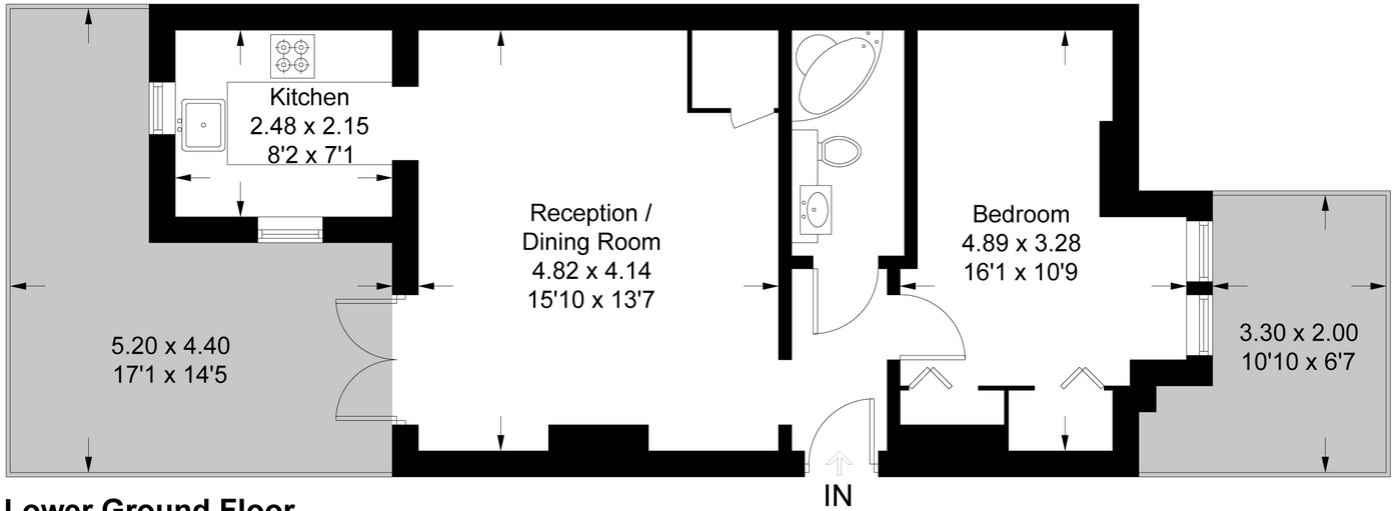
- One bed period maisonette
- Private garden with direct access



A charming one bedroom, ground floor converted maisonette, set on a quiet residential road in West Norwood. The property has direct access onto a private patio and benefits from its own front door. There are built-in wardrobes in the bedroom and the living space is divided up into kitchen, dining and seating areas. Selsdon Road is close to Norwood Road which has an array of shops, cafes, bars and restaurants, and soon to be opened cinema as part of the art house Picturehouse chain. Tulse Hill, West Norwood and Streatham Hill offer routes in to London including the City, London Bridge and Victoria.

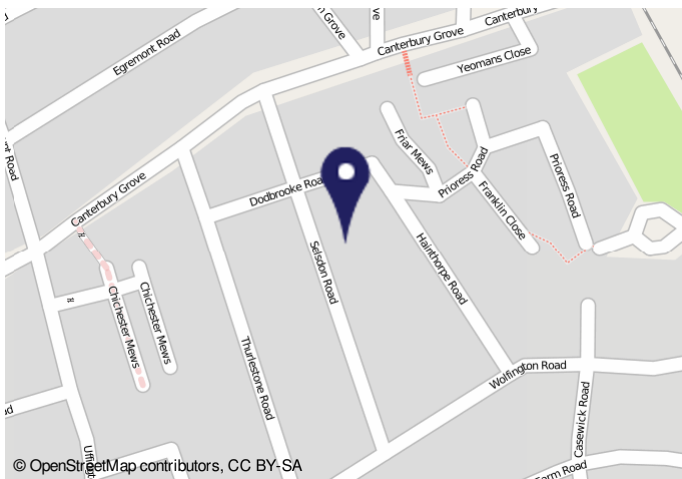
# Selsdon Road

Approximate Gross Internal Area  
46.6 sq m / 502 sq ft



**Lower Ground Floor**

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. (ID492471)



**Energy Performance Certificate**

27a, Selsdon Road  
LONDON  
SE27 8PD

Dwelling type: Ground floor flat  
Date of assessment: 26 April 2015  
Date of certificate: 27 April 2015  
Reference number: 0019-2856-6143-9320-0226  
Type of assessment: RPSAP, existing dwelling  
Total floor area: 47 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| A                        | A         | D  | C         |
| B                        | B         | E  | D         |
| C                        | C         | F  | E         |
| D                        | D         | G  | F         |
| E                        | E         | H  | G         |
| F                        | F         | I  | H         |
| G                        | G         | J  | I         |

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 300 kWh/m <sup>2</sup> per year | 311 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 2.3 tonnes per year             | 2.4 tonnes per year             |
| Lighting                 | £26 per year                    | £26 per year                    |
| Heating                  | £412 per year                   | £412 per year                   |
| Hot water                | £74 per year                    | £74 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 running conditions (heating periods, room temperatures, 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.

Remember to look for the energy saving recommended logo 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 recommendations need only be given by the Energy Search Tools to provide you with information on improving your dwelling's energy performance.

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**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.