

Upwood Road , Norbury SW16

Borough: Lambeth

£2,200 pcm

- Four bedroom house
- Large eat-in kitchen



A beautifully presented four bedroom (three doubles and one single) house. This property also benefits from a large eat-in kitchen, separate reception room, downstairs W/C, two bathrooms (one en-suite) and a large private garden. Upwood Road is within close proximity of Norbury Station and the amenities of the High Road. Available immediately, part-furnished. Suitable for a family or maximum of two occupants sharing.

Upwood Road

Approximate Gross Internal Area (Excluding Eaves)

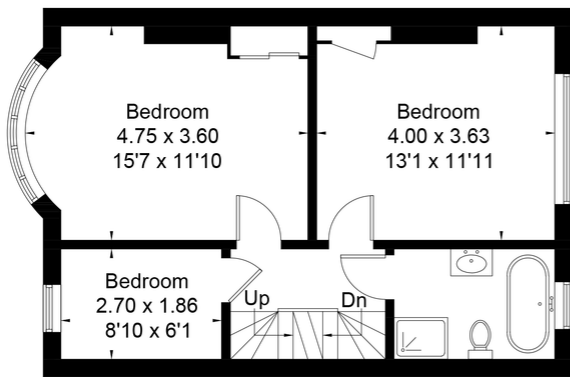
117.8 sq m / 1268 sq ft

Reduced Headroom = 10.4 sq m / 112 sq ft

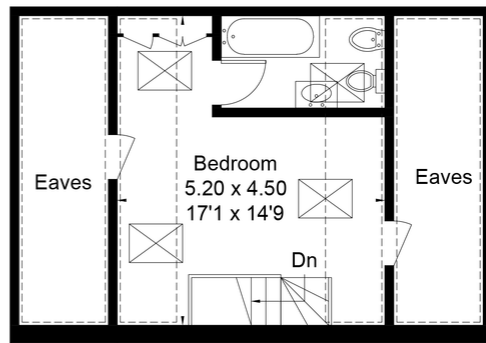
Total = 128.2 sq m / 1380 sq ft



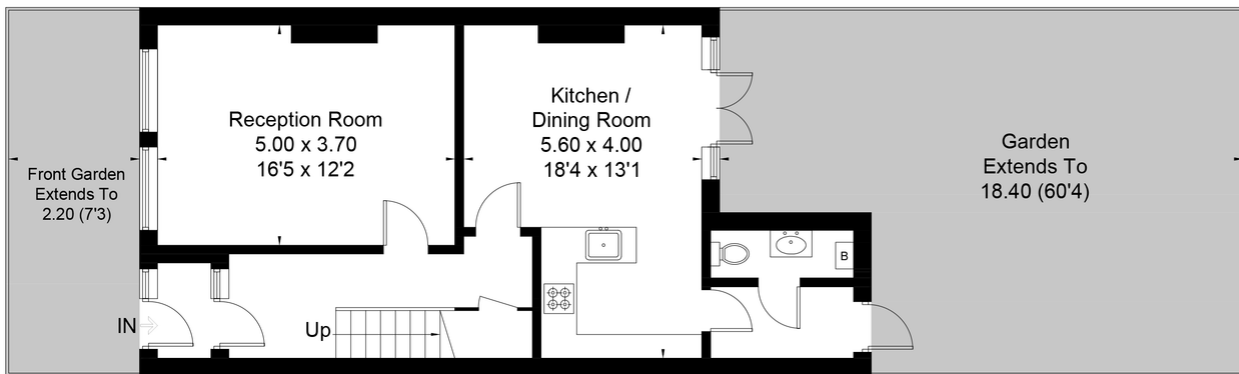
= Reduced headroom below 1.5m / 5'0"



First Floor

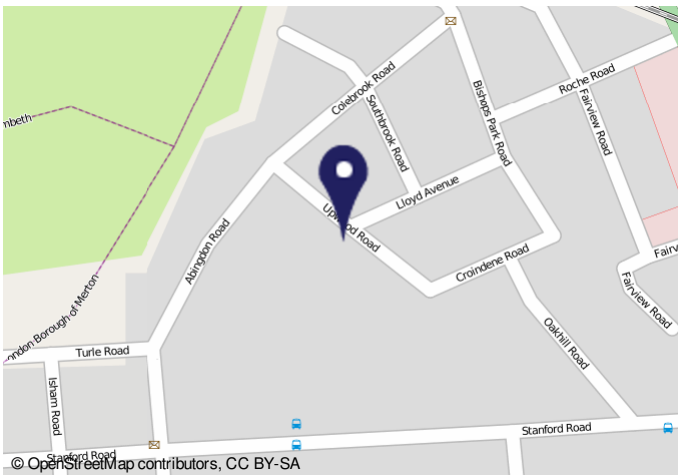


Second Floor



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. (ID504783)



Energy Performance Certificate

37, Loveland Road, LONDON SW16 5BE

Building type: Midterrace house
Date of assessment: 05 October 2011
Date of certificate: 05 October 2011
Reference number: 8796 2805 6705 0703 8111
Type of assessment: Standard existing dwelling
Total floor area: 106 m²

The home's performance is rated in terms of the energy use and associated costs 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	F	F
B	B	G	G
C	C	H	H
D	D	I	I
E	E	J	J
F	F	K	K
G	G	L	L

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

	Current	Potential
Energy use	228 kWh/m ² per year	218 kWh/m ² per year
Carbon dioxide emissions	4.8 tonnes per year	4.5 tonnes per year
Lighting	£36 per year	£30 per year
Heating	£703 per year	£703 per year
Hot water	£87 per year	£87 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 assumptions (heating profile, 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 impact of fuel bills used for cooking or laundry 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.

Go to www.eepc.gov.uk to check the Energy Saving Trust recommendations for when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on increasing your building'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.