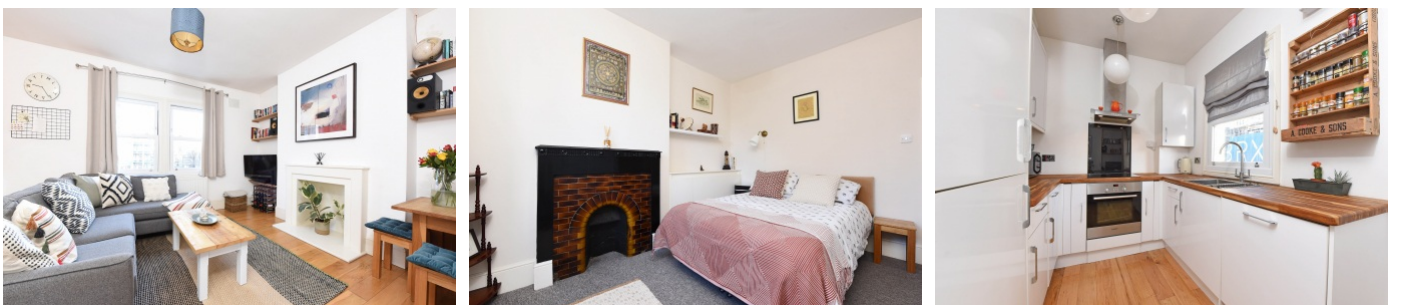


Stockwell Road, Brixton SW9

Tenure: Share of Freehold Borough: Lambeth

£500,000

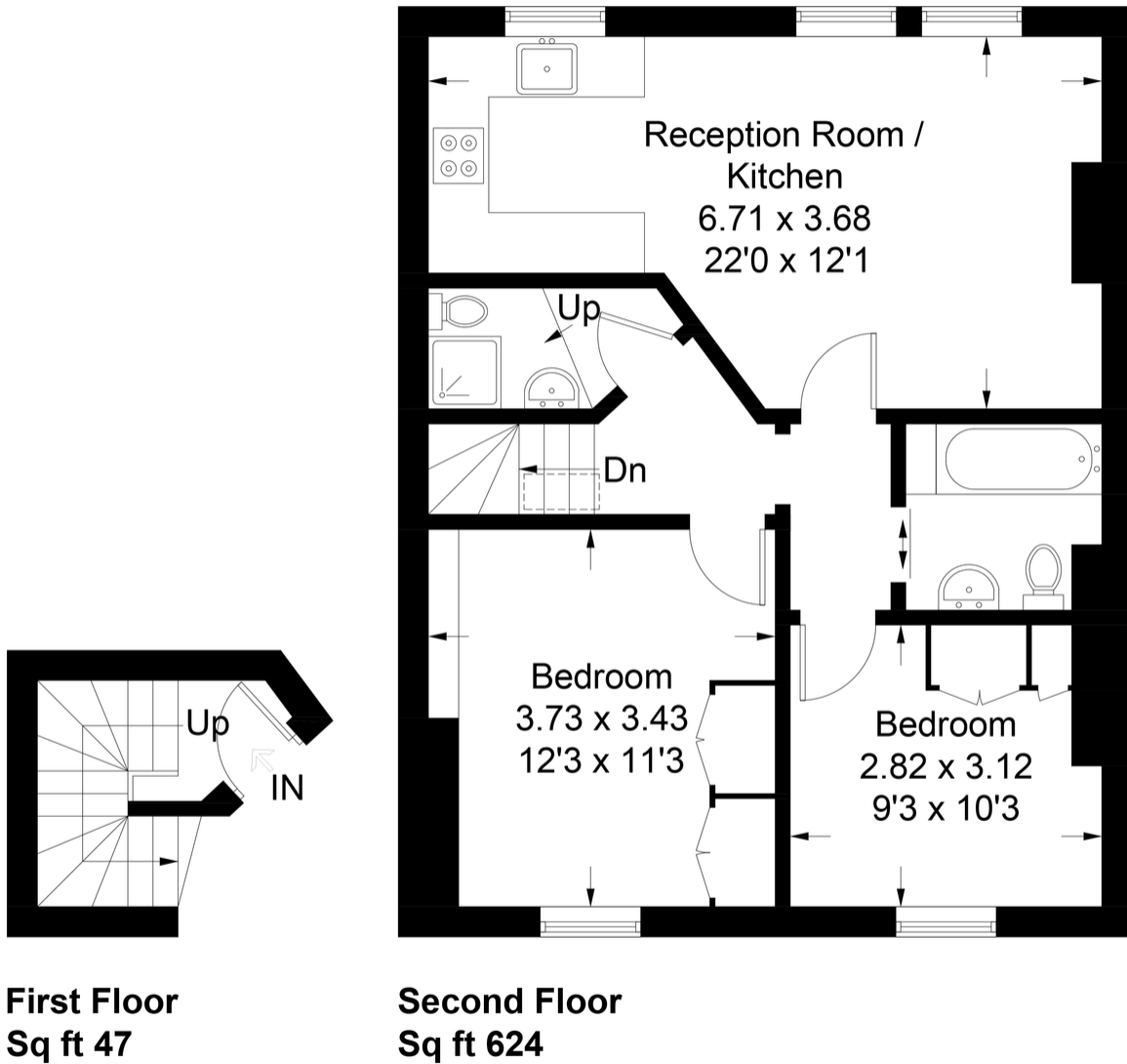
- Large split-level Victorian conversion flat
- Brilliant loft space included with scope for extension



This excellent top-floor, two bedroom, Victorian conversion is in wonderful condition throughout and comprises large master bedroom, second double with fitted wardrobes, modern bathroom and kitchen. The elements that stand this apartment out against the neighbouring properties are the included loft space above offering scope for extension (with co-freeholder consent to proceed written into the lease) the second W.C and utility and the brilliant double-height ceiling in the hall and void space offering further amazing storage. The flat is moments from the bustling nightlife of Brixton centre and easy access to the Victoria Line tube at Brixton station and the Northern Line at Stockwell.

Stockwell Road

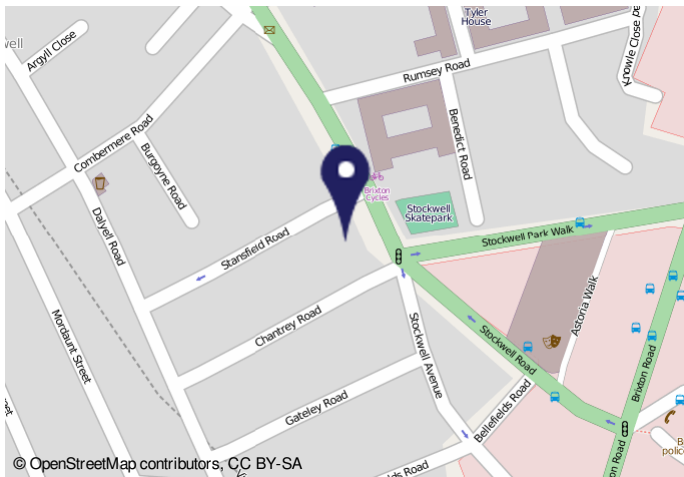
Approximate Gross Internal Area = 62.3 sq m / 670 sq ft



First Floor
Sq ft 47

Second Floor
Sq ft 624

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID510055)



Energy Performance Certificate HM Government

Top Floor Flat, 182 Stockwell Road, LONDON, SW9 9TF
 Dwelling type: Top-floor flat Reference number: 9218-5052-7238-2814-7954
 Date of assessment: 19 August 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 15 September 2014 Total floor area: 50 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:		
Current costs	£ 1,995	Potential future savings
Over 3 years you could save	£ 312	You could save £ 312 over 3 years

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 102 over 3 years	
Heating	£ 1,581 over 3 years	£ 1,338 over 3 years	
Hot Water	£ 210 over 3 years	£ 243 over 3 years	
Total	£ 1,995	£ 1,683	

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.

Current	Potential
4	6

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 228
2. Low energy lighting for all fixed outlets	£55	£ 90

To find out more about the recommended measures and other actions you could take to help to save money, visit www.gov.uk/energy-guidance or call 0800 553 304 (not open 24 hours). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.