

Poynders Road, Clapham SW4

Tenure: Freehold Borough: Lambeth

£900,000

- 125 foot south-west facing garden
- Detached house



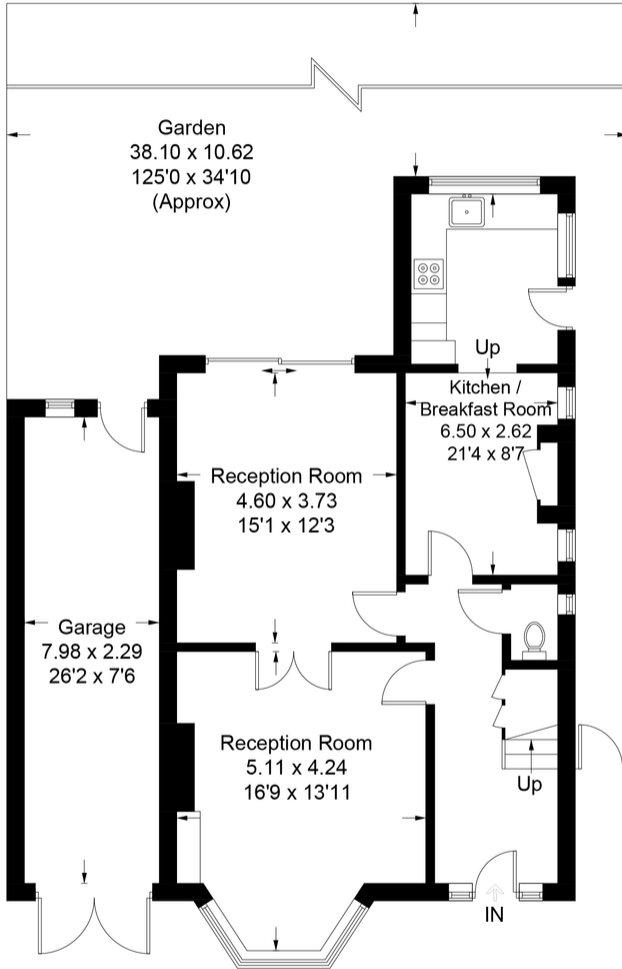
A detached three bedroom house in need of refurbishment a short walk from Abbeville Village and Clapham Common. The ground floor accommodation comprises two receptions – one with bay window and the other overlooking the mature 125 foot south-west facing garden. There is also a wide hallway and kitchen-diner. There is huge scope for extension to the rear and into the loft subject to the usual permissions. On one side of the house is a double length garage adjoining the neighbouring properties garage. Poynders Road is close to some excellent local schools, a parade of shops for convenience and Northern Line Tube access at Clapham South.

Lyndon

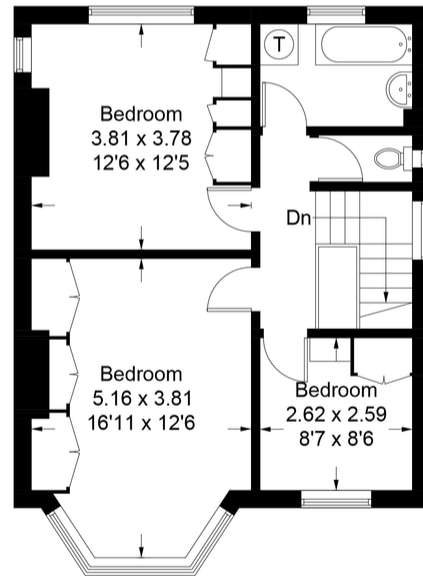
Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft
(Excluding Void)

Garage = 18.7 sq m / 201 sq ft

Total = 139.2 sq m / 1498 sq ft

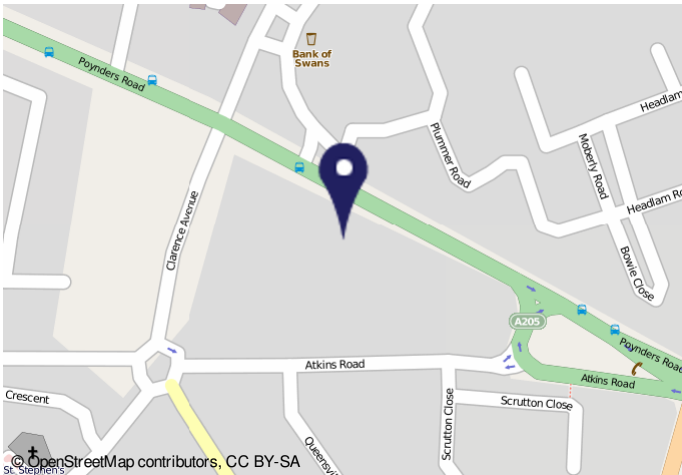


Ground Floor
Sq ft 722



First Floor
Sq ft 575 (Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID528130)



Energy Performance Certificate

Lyndon, Poynders Road, LONDON, SW4 8PS
 Dwelling type: Detached house
 Date of assessment: 28 March 2019
 Date of certificate: 02 April 2019
 Reference number: 2588-2066-7247-6621-6954
 Type of assessment: RdSAP existing dwelling
 Total floor area: 121 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 making improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save	£ 5,691
Over 3 years you could save	£ 3,297

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 204 over 3 years	You could save £ 3,297 over 3 years
Heating	£ 4,134 over 3 years	£ 1,835 over 3 years	
Hot Water	£ 1,341 over 3 years	£ 225 over 3 years	
Total	£ 5,901	£ 3,264	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

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 standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 108
2. Internal or external wall insulation	£4,000 - £14,000	£ 1,038
3. Floor insulation (unoccupied floor)	£800 - £1,200	£ 257

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 553 1234 (texted subject to rates). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.