

Hardel Rise, Tulse Hill SW2

Tenure: Leasehold Borough: Lambeth

Guide Price £280,000

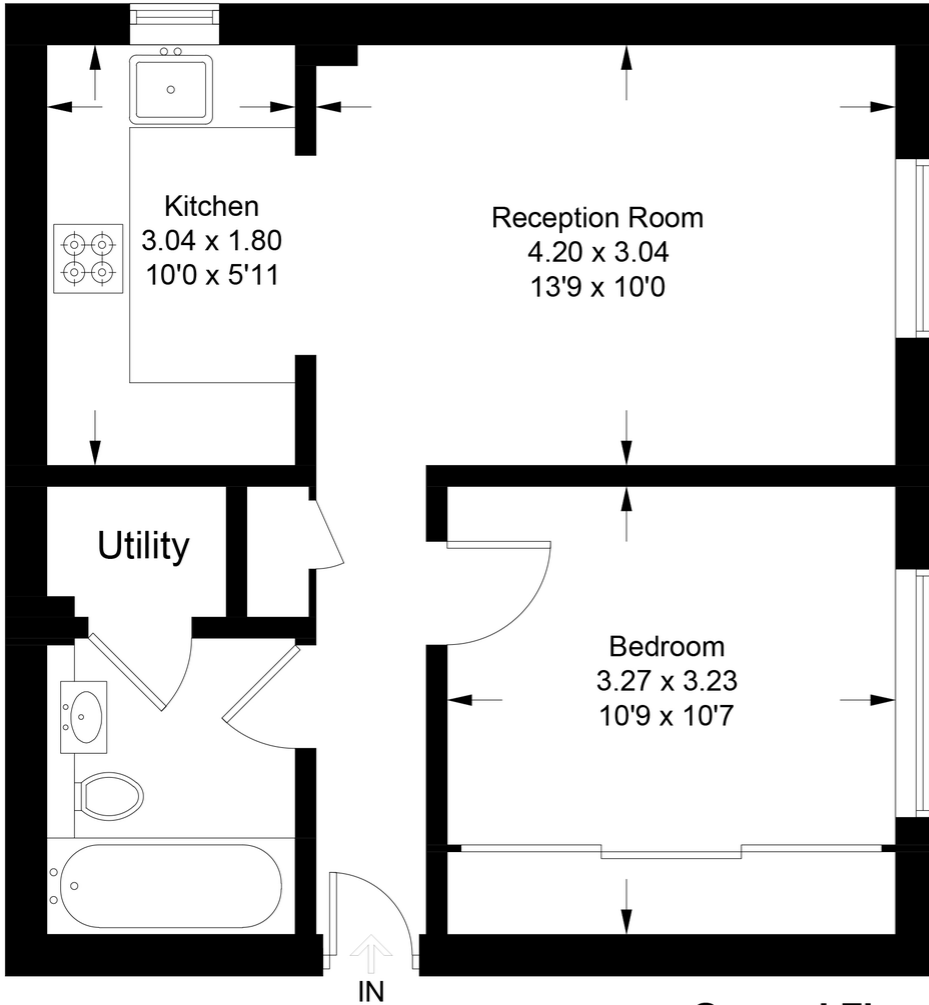
- Recently refurbished
- Solid oak flooring



A beautifully decorated one bedroom ground floor flat in this private block situated close to Tulse Hill and Brockwell Park. The property is in excellent condition and benefits from allocated off street parking. The flat was fully refurbished with double glazing, new kitchen and bathroom with solid oak floors throughout in 2014. There is a built in wardrobe in the bedroom and the bathroom also has a decent storage cupboard which houses space for the washing machine and dryer. Axford House offers multiple choices for transport including Tulse Hill overground station with direct routes in to London Bridge and The City. There are also numerous bus routes in to Brixton to access the Victoria Line. The area has recently benefited from investment with the Tulse Hill Hotel and the Picture House Cinema on Norwood's high street.

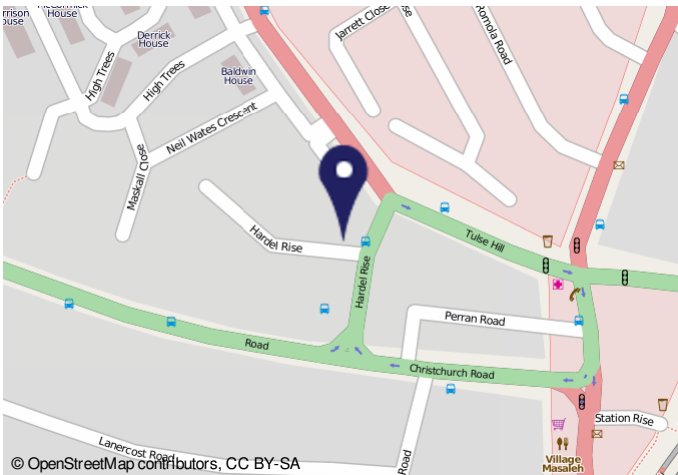
Axford House

Approximate Gross Internal Area
39.8 sq m / 428 sq ft



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. (ID553888)



Energy Performance Certificate

Flat 2 Axford House, 1 Harrel Rise, LONDON, SW2 3DQ
 Dwelling type: Ground floor flat Reference number: 8307-0466-4520-8666-9673
 Date of assessment: 11 June 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 11 June 2013 Total floor area: 40 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:		£ 1,167
Over 3 years you could save		£ 201

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting £ 105 over 3 years	£ 76 over 3 years	You could save £ 201 over 3 years
Heating £ 858 over 3 years	£ 684 over 3 years	
Hot Water £ 204 over 3 years	£ 204 over 3 years	
Total £ 1,167	£ 966	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are 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

Energy efficient: lower energy costs	Current	Potential
Very poor (A)		
Poor (B)		
Average (C)		
Good (D)		
Very good (E)		
Excellent (F)		

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£900 - £1,200	£ 24
2 Low energy lighting for all fixed outlets	£20	£ 24
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £5,500	£ 90

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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.