

Carisbrooke House, 149 Upper Tulse Hill, Tulse Hill SW2

Tenure: Leasehold Borough: Lambeth

£520,000

- Two double bedrooms
- Two bathrooms




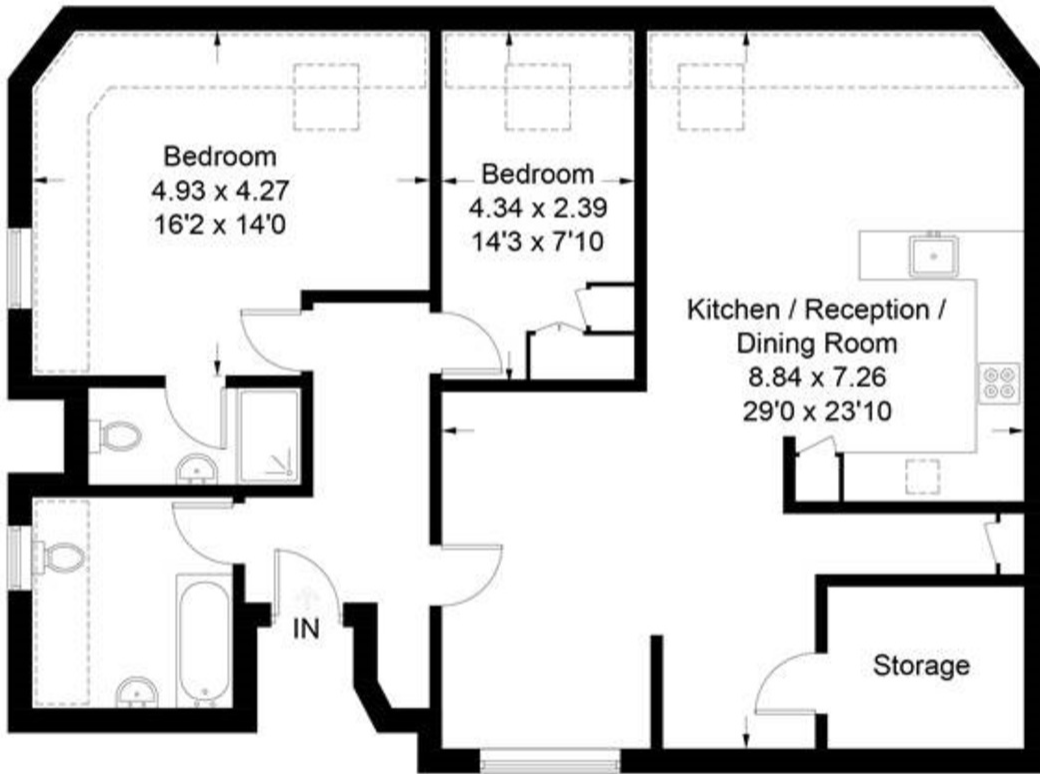
A well proportioned two double bedroom, two bathroom period conversion in a beautiful detached Georgian building with a sizeable communal garden at the rear. The apartment is full of natural light and character. The living space flows from reception room to kitchen to dining space, allowing a feeling of separate areas rather than a single open plan space. The master bedroom boasts an en-suite shower room. This property is being sold with no on-going chain. There are numerous bus routes to Brixton for the underground Victoria line. Tulse Hill is the closest station giving direct access into the City, King's Cross and Farringdon. Streatham Hill overground station has direct routes into Clapham Junction, Victoria and London Bridge. There is a wide variety of shops bars and restaurants both on Streatham and Brixton Hill to choose from, plus Brockwell Park.

Carisbrooke House

Approximate Gross Internal Area Total = 103.1 sq m / 1110 sq ft

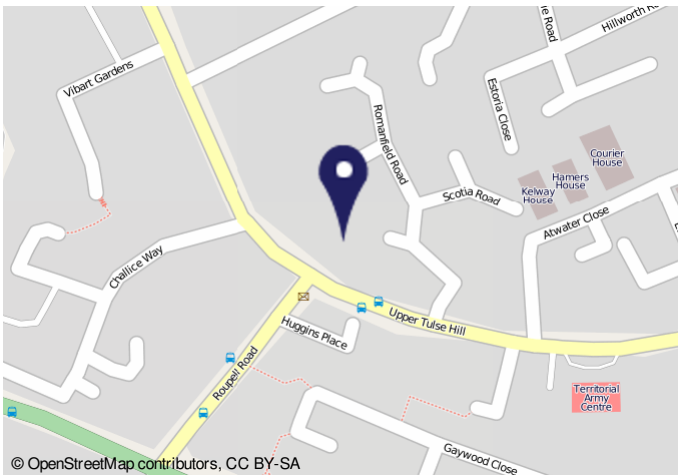



 = Reduced headroom below 1.5m / 5'0



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID580748)



Energy Performance Certificate 

Flat 11 Carisbrooke House, 143, Upper Tulse Hill, LONDON, SW2 2RD
 Dwelling type: Top-floor flat Reference number: 8415-6026-8760-0066-9526
 Date of assessment: 26 June 2015 Type of assessment: RdSAP existing dwelling
 Date of certificate: 28 June 2015 Total floor area: 68 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	£ 1,629	Potential costs	£ 1,629
Over 3 years you could save	£ 207		

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 160 over 3 years	
Heating	£ 1,017 over 3 years	£ 878 over 3 years	
Hot Water	£ 330 over 3 years	£ 294 over 3 years	
Total	£ 1,629	£ 1,432	You could save £ 207 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and cookers, 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 highest 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 shown 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. Low energy lighting for all fixed outlets	£35	£ 111
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 96

To receive advice on what measures you can take to reduce your energy bills, visit www.energyguidance.org.uk or call freephone 0800 444022. The Energy Guide 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.