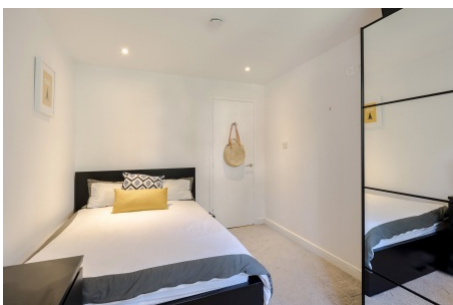


## 59 Underhill Road, Dulwich SE22

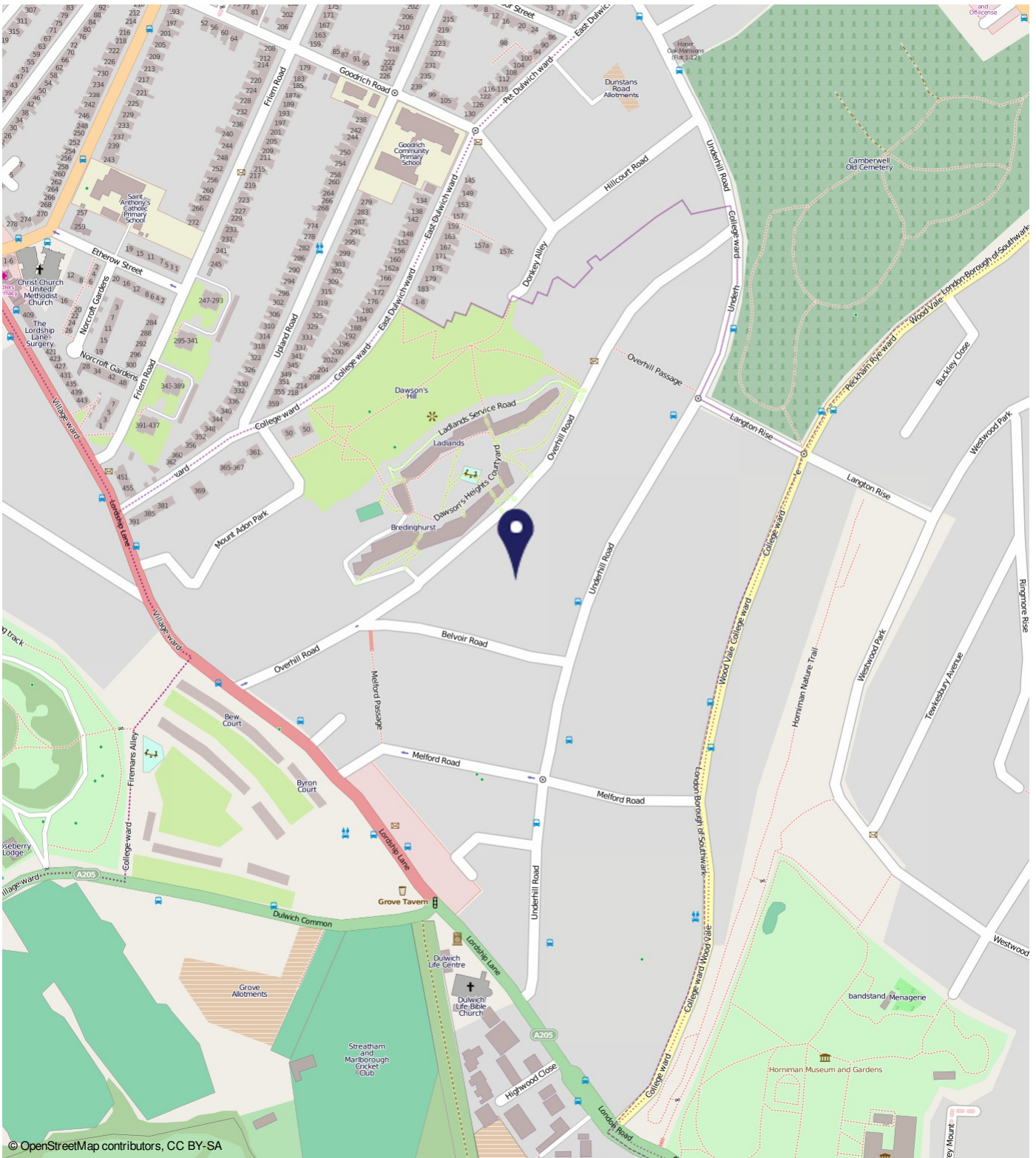
Borough:

**£1,300 pcm**

- One double bedroom
- Newly fitted kitchen



A truly stunning one double bedroom flat on the top floor with a small loft for storage. The property comprises of a lovely light reception room, newly fitted kitchen and stunning bathroom with walk in shower. Available early September. Furnished.



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## 59 Underhill Road, Dulwich SE22

### Distances

- To Forest Hill Rail Station 0.7 miles
- To Honor Oak Park Rail Station 0.9 miles
- To Sydenham Hill Rail Station 1.1 miles
- To North Dulwich Rail Station 1.1 miles

**Energy Performance Certificate** HM Government

Flat 21 Belvoir Lodge, 59, Underhill Road, LONDON, SE22 9QX  
 Dwelling type: Top-floor flat Reference number: 8784-7621-2070-7791-6906  
 Date of assessment: 09 September 2014 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 18 September 2014 Total floor area: 47 sqm

Use this document to:

- Compare current levels of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 1,056**

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	
Heating	£ 587 over 3 years	£ 587 over 3 years	
Hot Water	£ 364 over 3 years	£ 362 over 3 years	Not applicable
<b>Totals</b>	<b>£ 1,056</b>	<b>£ 1,059</b>	

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

**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	D	C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). 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.

**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.