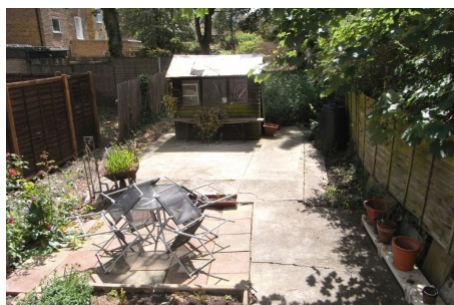


Trinity Rise, Herne Hill SW2

Borough: Lambeth

£1,300 pcm

- One bedroom
- Private garden



A one bedroom garden flat within moment's walk of Brockwell Park and the transport links of Herne Hill and Tulse Hill. The flat is well presented, has a huge bedroom and large reception, separate kitchen and direct access to garden. Unfurnished.



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Trinity Rise, Herne Hill SW2

Distances

- To Tulse Hill Rail Station 0.4 miles
- To Herne Hill Rail Station 0.5 miles
- To West Dulwich - Croxted Road 0.6 miles
- To West Dulwich Rail Station 0.7 miles
- To North Dulwich Rail Station 0.9 miles

Energy Performance Certificate

7, Trinity Rise, LONDON, SW2 2DP
 Dwelling type: Ground floor flat
 Date of assessment: 01 November 2019
 Date of certificate: 01 November 2019
 Reference number: 8195-1598-2725-6437-7913
 Type of assessment: RdSAP existing dwelling
 Total floor area: 55 m²

Use this document to:
 1 Compare current ratings of properties to see which properties are more energy efficient
 2 Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,883**
 Over 3 years you could save **£ 927**

Estimated energy costs of this home		Potential future savings	
	Current costs	Potential costs	You could save
Lighting	£ 234 over 3 years	£ 155 over 3 years	£ 927 over 3 years
Heating	£ 2,458 over 3 years	£ 1,575 over 3 years	
Hot Water	£ 293 over 3 years	£ 246 over 3 years	
Total	£ 3,085	£ 1,976	

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

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 of your home is based on apparent characteristics about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 518
2 Floor insulation (suspended floor)	£800 - £1,200	£ 129
3 Low energy lighting for all fixed outlets	£15	£ 95

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.openenergycouncil.org.uk or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

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.