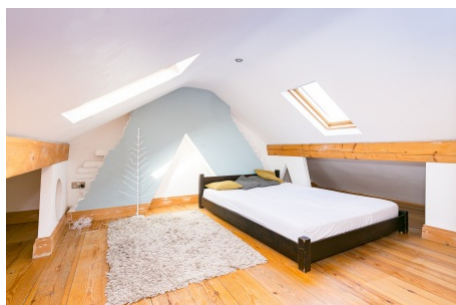
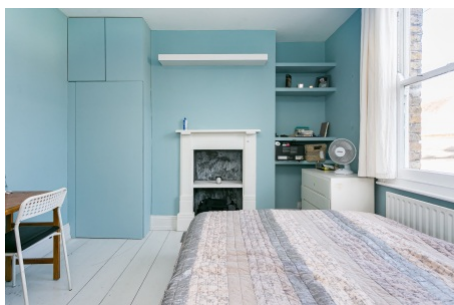
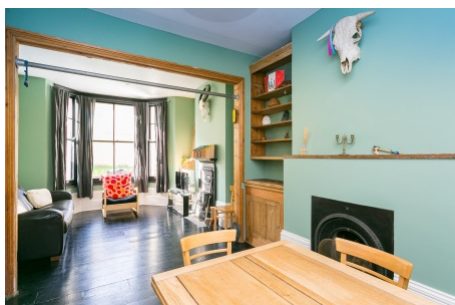


Somers Road, Brixton SW2

Tenure: Freehold Borough: Lambeth

£750,000

- Attractive Victorian cottage
- Located a short walk from Brixton Tube



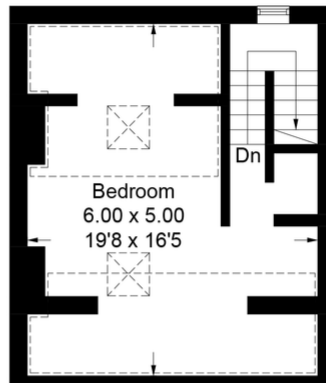
This freehold Victorian house is a short walk to Brixton centre, the Victoria Line tube station and the wonderful shops, bars and restaurants. The house has two double bedrooms as well as a converted loft space offering further upstairs accommodation, a large double reception, modern kitchen with concrete worktop and courtyard garden.

Somers Road

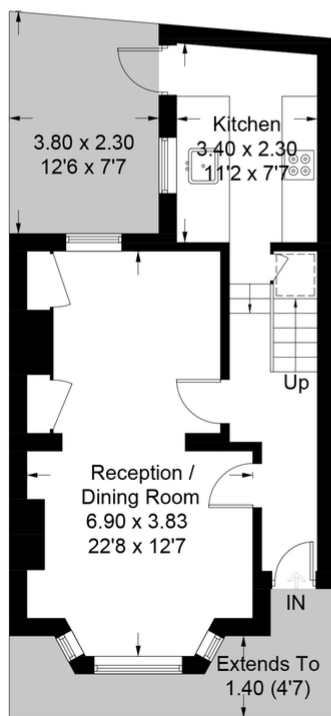
Approximate Gross Internal Area = 91.6 sq m / 986 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 17.3 sq m / 186 sq ft
 Total = 108.9 sq m / 1172 sq ft



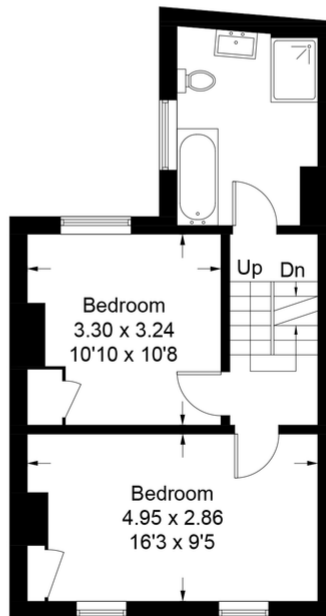
= Reduced headroom below 1.5m / 5'0"



Second Floor

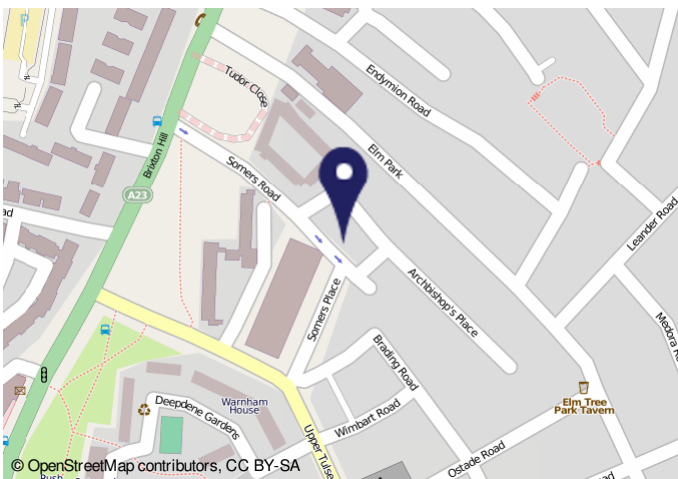


Ground Floor



First 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. (ID598096)



Energy Performance Certificate

11, Somers Road, LONDON, SW2 2AE
 Dwelling type: Mid-terrace house
 Date of assessment: 16 May 2013
 Date of certificate: 16 May 2013
 Reference number: 0106-2886-7656-0487-2541
 Type of assessment: RdSAP existing dwelling
 Total floor area: 80 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:		£ 2,931
Over 3 years you could save		£ 885

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 237 over 3 years	£ 138 over 3 years
Heating	£ 2,442 over 3 years	£ 1,725 over 3 years
Hot Water	£ 252 over 3 years	£ 193 over 3 years
Total	£ 2,931	£ 2,056

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

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 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.

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 260
2. Floor insulation	£800 - £1,200	£ 78
3. Draught proofing	£80 - £120	£ 54

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.stromenergyadvice.org.uk or call freephone 0844 444212. The Green Deal may enable you to fund your home weather able through a loan.

Page 1 of 4

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.