

Pollards Hill West, Norbury SW16

Tenure: Freehold Borough: Croydon

£675,000

- Highly sought residential road
- Double fronted house



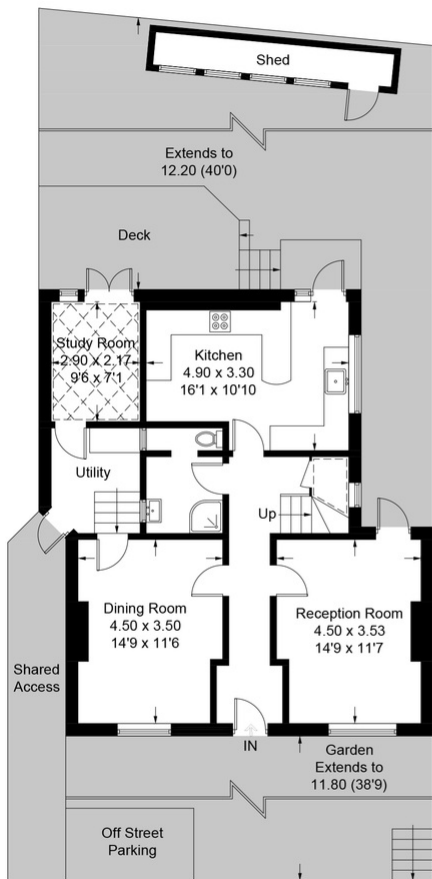
The house is set back from the road with large front and rear gardens and has versatile accommodation over three floors. There are two reception rooms and a lovely kitchen breakfast room which leads onto a raised sun terrace overlooking the well-kept rear garden. The road is quiet and tree lined but only a short walk to the station which connects to Victoria and Clapham junction and there are bus routes and shops on the nearby high street.

Pollards Hill West

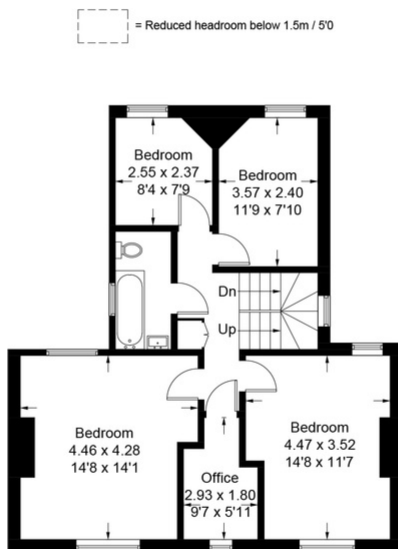
Approximate Gross Internal Area (Excluding Reduced Headroom) = 181.3 sq m / 1951 sq ft

Reduced Headroom = 16.1 sq m / 173 sq ft

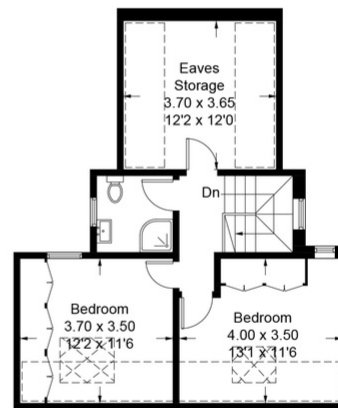
Total = 197.4 sq m / 2124 sq ft



Ground Floor

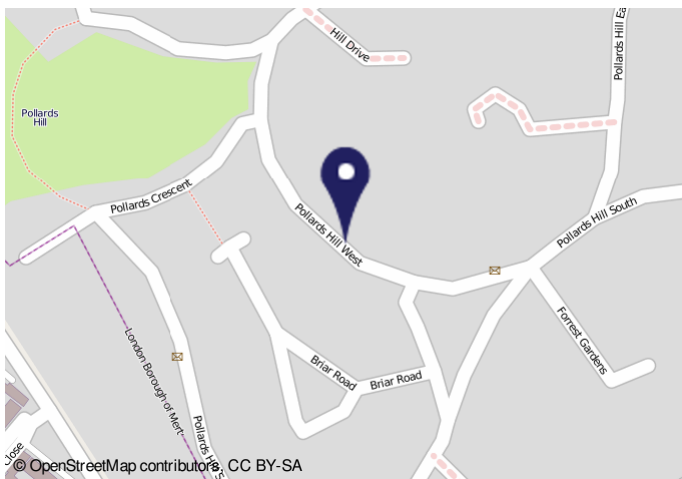


First Floor



Second 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. (ID665557)



Energy Performance Certificate

17, Pollards Hill West, LONDON, SW16 4NU
 Dwelling type: Mid-terrace house
 Date of assessment: 05 August 2020
 Date of certificate: 08 August 2020
 Reference number: 0475-2915-7788-2400-4285
 Type of assessment: RdSAP existing dwelling
 Total floor area: 187 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: **£ 4,192**
Over 3 years you could save **£ 1,662**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 312 over 3 years	
Heating	£ 3,396 over 3 years	£ 1,785 over 3 years	You could save £ 1,662 over 3 years
Hot Water	£ 480 over 3 years	£ 480 over 3 years	
Total	£ 4,188	£ 2,587	

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 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 potential rating shows the effect of undertaking the recommendations on page 3. 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 Internal or external wall insulation	£4,000 - £14,000	£ 1,410
2 Floor insulation (suspended floor)	£600 - £1,200	£ 105
3 Solar photovoltaic panels (3 kWp)	£3,500 - £5,500	£ 1,017

© Crown Intellectual Property. All rights reserved. HM Government. HM Revenue & Customs. HM Land Registry. HM Planning Inspectorate. HM Environment Agency. HM Natural Resources Wales. HM Welsh Government. HM Scottish Government. HM Northern Ireland Executive. HM Northern Ireland Department of Agriculture, Rural Affairs and Fisheries. HM Northern Ireland Department of Health. HM Northern Ireland Department of Education. HM Northern Ireland Department of Enterprise, Trade and Investment. HM Northern Ireland Department of Communities. HM Northern Ireland Department of Social Services. HM Northern Ireland Department of Health and Social Care. HM Northern Ireland Department of Education. HM Northern Ireland Department of Enterprise, Trade and Investment. HM Northern Ireland Department of Communities. HM Northern Ireland Department of Social Services. HM Northern Ireland Department of Health and Social Care.

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.