

## Clive Road, West Dulwich SE21

Tenure: Freehold Borough: Lambeth

**£900,000**

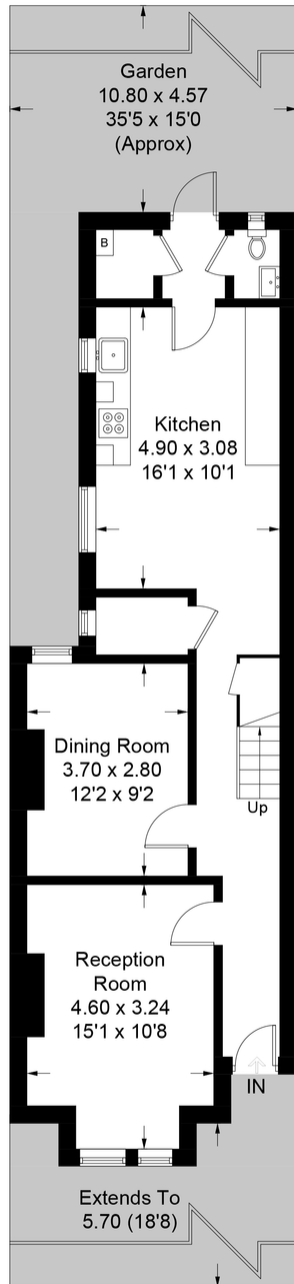
- Four bedroom house
- Period freehold house



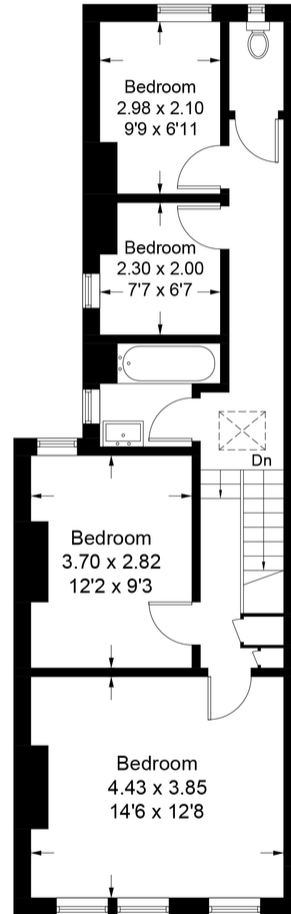
A lovely and spacious four bedroom house Victorian on Clive Road. This property comprises; bright reception room with bay window and feature fireplace, dining room, eat- in kitchen with appliances, downstairs WC, four bedrooms and modern bathroom. There is a lovely Sunny garden laid to lawn and the house is being sold with no onward chain. Clive Rd runs parrallel to the excellent Rosendale Rd where shops, bars and restaurants can be found along with some excellent nearby schools.

# Clive Road

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft

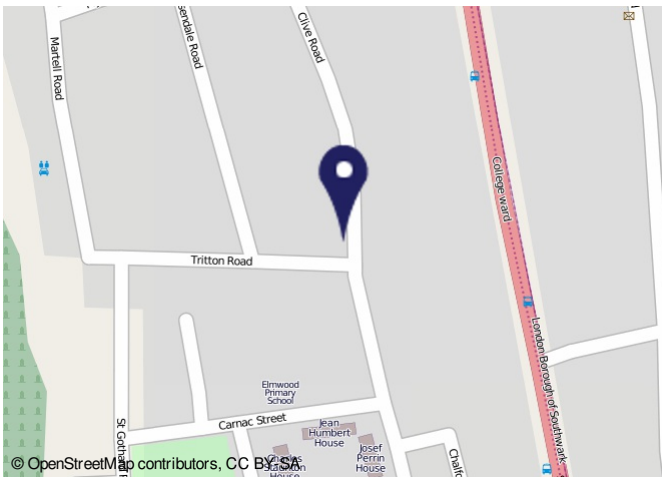


**Ground Floor**



**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. (ID670215)



**Energy Performance Certificate** HM Government

131, Clive Road, LONDON, SE21 8DF  
 Dwelling type: Mid-terrace house  
 Date of assessment: 17 July 2018  
 Date of certificate: 18 July 2018  
 Reference number: 9758-3002-4263-4138-7904  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 116 sqm

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	Potential costs
Over 3 years you could save	£ 3,132	£ 807

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings	
Lighting	£ 276 over 3 years	£ 205 over 3 years	You could save £ 807 over 3 years
Heating	£ 2,544 over 3 years	£ 1,884 over 3 years	
Hot Water	£ 312 over 3 years	£ 214 over 3 years	
<b>Total</b>	<b>£ 3,132</b>	<b>£ 2,303</b>	

**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 recommended measures on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 measure	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 48
2. Low energy lighting for all fixed outlets	£25	£ 48
3. Solar water heating	£4,000 - £6,000	£ 99

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 1234 (relevant national rates). 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.