

Brixton Hill, Brixton SW2

Borough: Lambeth

£1,677 pcm

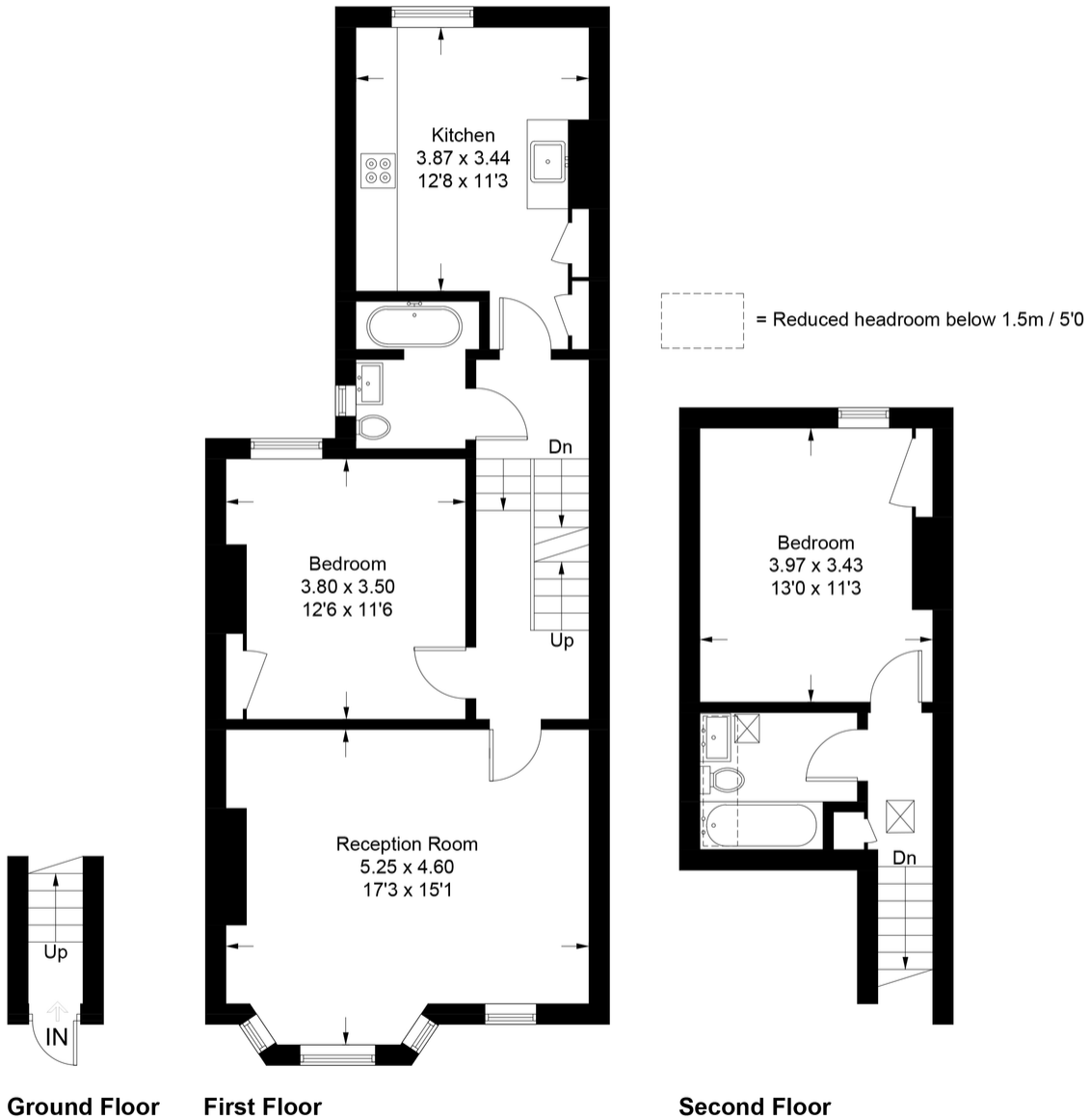
- Two double bedrooms
- Two bathrooms



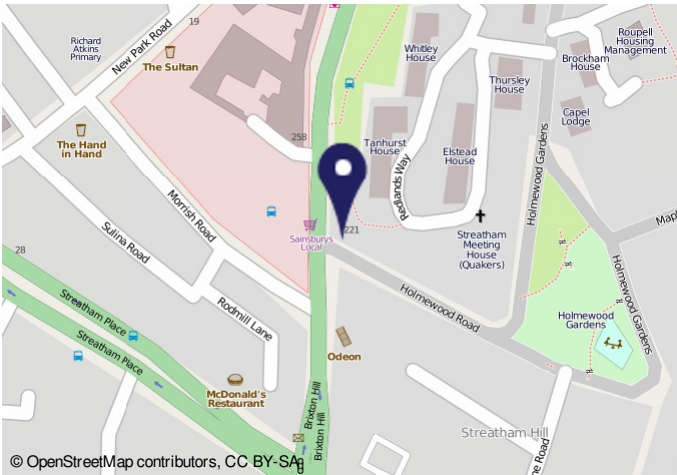
The flat has recently been redecorated and is light and spacious throughout. All the rooms are of good proportion with a large kitchen/breakfast room, separate living room, two double bedrooms and two bathrooms. Available now, part-furnished.

Brixton Hill

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 1.1 sq m / 12 sq ft
 Total = 89 sq m / 958 sq ft



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. (ID689762)



Energy Performance Certificate		
Top Floor Flat, 219 Brixton Hill LONDON, SW2 1NP		
Dwelling type: Top floor flat	Reference number: 8764-7628-1250-3839-6978	Type of assessment: RdSAP existing dwelling
Date of assessment: 31 January 2014	Date of certificate: 03 February 2014	Total floor area: 88 m ²
Use this document to:		
<ul style="list-style-type: none"> 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:		£ 3,318
Over 3 years you could save:		£ 981
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 285 over 3 years	£ 165 over 3 years
Heating	£ 2,742 over 3 years	£ 1,881 over 3 years
Hot Water	£ 291 over 3 years	£ 204 over 3 years
Total	£ 3,318	£ 2,250
You could save £ 981 over 3 years		
Energy Efficiency Rating		
Current: D	Potential: B	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and it is based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.</p> <p>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 given here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>		
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	£ 768
2 Low energy lighting for all fixed outlets	£35	£ 109
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £5,500	£ 168
<p>For more information about energy use, see Energy Saving Trust, Energy Saving Trust or call telephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.</p>		

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.