

## Turtle Road, Norbury SW16

Tenure: Freehold Borough: Merton

**£420,000**

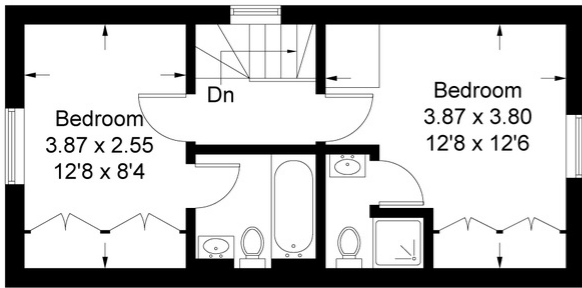
- Two bedroom house
- Large garden



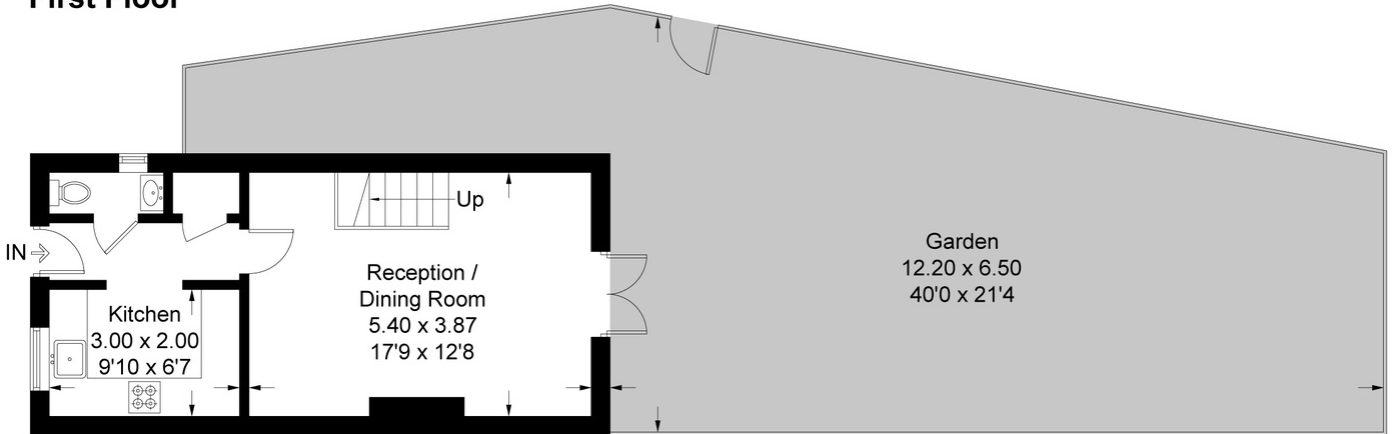
A lovely end of terrace two bedroom two-bathroom modern house located in a quiet residential close. The house has parking for two cars and an attractive garden, which is larger than neighbouring houses as it is on the end of the terrace. The house is in good condition, bright and smartly decorated. Both Streatham Common and Norbury Stations are nearby and on your doorstep are a children's park and bus stop for a route directly to Balham.

# Turtle Road

Approximate Gross Internal Area  
66.1 sq m / 712 sq ft

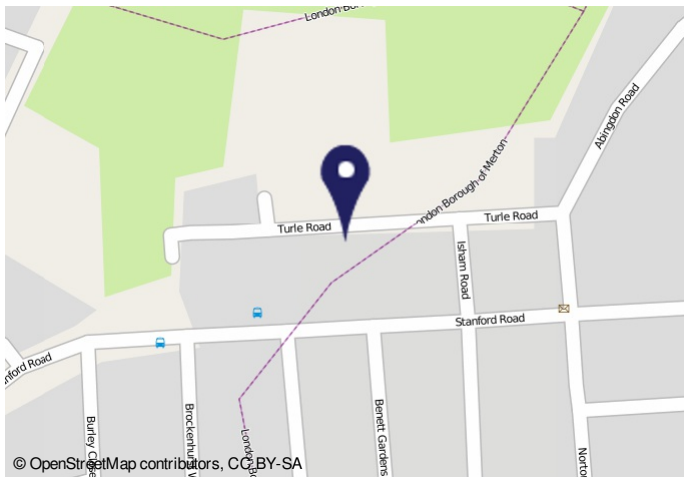


**First Floor**



**Ground 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. (ID353252)



**Energy Performance Certificate**

75, Turtle Road, LONDON, SW16 5QW  
 Dwelling type: End terrace house  
 Date of assessment: 27 August 2014  
 Date of certificate: 28 August 2014  
 Reference number: 0225-2873-7181-6224-3265  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 66 m<sup>2</sup>

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:	Current costs	Potential costs
Over 3 years you could save	£ 2,031	£ 351

**Estimated energy costs of this home**

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 1,508 over 3 years	£ 1,330 over 3 years	
Hot Water	£ 395 over 3 years	£ 231 over 3 years	
<b>Total</b>	<b>£ 2,031</b>	<b>£ 1,690</b>	<b>You could save £ 351 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy used 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 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 measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 541	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 502	
3 Solar water heating	£4,000 - £8,000	£ 114	

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 to help to save money visit [www.gov.uk/energy-efficiency](http://www.gov.uk/energy-efficiency) or call 0800 553 1244 (not an official site). The Green Deal may enable you to make your home warmer and cheaper to run.

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**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.