

FOR SALE



AVIGNON ROAD SE4

Large four bedroom Victorian terraced house, great location for schools with no fewer than 17 within less than a mile from the front door. Spacious accommodation throughout with a super size kitchen/diner, double bedrooms, two receptions, easy maintained rear garden and super transport links as well.

- Four Bedrooms
- Spacious accommodation
- Super Size Kitchen / Diner
- Great transport links
- Victorian Terraced Family Residence
- Great Location For Schools
- Two receptions
- EPC rating D

ASKING PRICE £850,000 FREEHOLD

369 Brockley Road, London, SE4 2AG

Tel 020 3906 1925

Email brockley@peterjamesstates.co.uk

Offices in Blackheath, Lee, New Cross and Brockley

These details do not form part of any contract and their accuracy is not guaranteed.

Avignon Road London SE4

Entrance Hall	Laminated wood style flooring with access to cellar.
Lounge	Double glazed bay window to front, laminated wood style flooring, wall mounted gas fire and radiator.
Dining Room	Double glazed window to rear, laminated wood style flooring and radiator.
Ground Floor Cloakroom	Frosted double glazed window to side, low level w.c., tiled flooring and radiator.
Kitchen / Diner	Double glazed bay window to rear with double glazed door set centre leading out to garden, range of wall and base units with work surfaces, industrial style extractor fan, space for washing machine, radiators and tiled flooring
first Floor Landing	Laminated wood style flooring, skylight, radiator, cupboard and loft hatches.
Master Bedroom	Double glazed bay window to front, further double glazed window to front, laminated wood style flooring and radiator.
Bedroom Two	Double glazed window to rear, laminated wood style flooring and radiator.
Bedroom Three	Double glazed window to side, laminated wood style flooring and radiator.
Bedroom Four	Double glazed bay window to rear, laminated wood style flooring and radiator.
Bathroom	Double glazed window to side, enclosed panel bath with shower attachment, wash hand basin set in vanity unit, tiled flooring, radiator, power shower, heated towel rail.
Separate W.C.	Frosted double glazed window to side, low level w.c., vinyl flooring and radiator.
Rear Garden	Patio area leading to raised vegetable beds.

Whilst every care has been taken in the preparation of these particulars, we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



RECEPTION



KITCHEN



BEDROOM



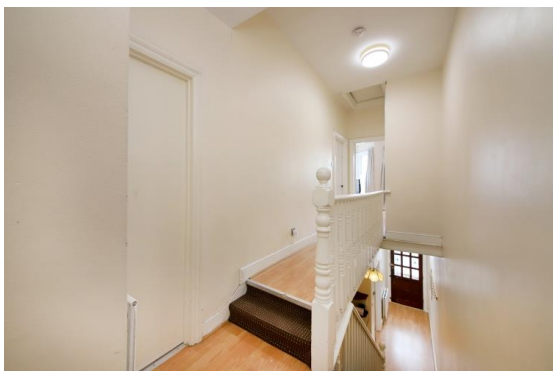
BEDROOM



BEDROOM



BEDROOM



HALLWAY



GARDEN

Avignon Road, SE4

Approximate Gross Internal Area

Ground Floor = 70.3 sq m / 757 sq ft

First Floor = 69.9 sq m / 752 sq ft

Total = 140.2 sq m / 1509 sq ft



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. (ID420564)

Energy Performance Certificate

6, Avignon Road, LONDON, SE4 2JN

Dwelling type: Mid-terrace house
Date of assessment: 13 March 2018
Date of certificate: 13 March 2018

Reference number: 8301-4875-3629-7997-5783
Type of assessment: RdSAP, existing dwelling
Total floor area: 133 m²

Use this document to:

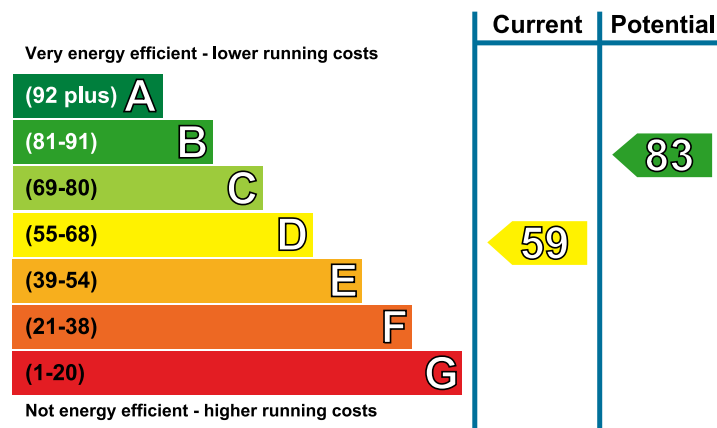
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,534
Over 3 years you could save	£ 1,545

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 2,805 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 480 over 3 years	£ 231 over 3 years	
Totals	£ 3,534	£ 1,989	

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 excludes energy use for running appliances like TVs, computers and cookers, 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
1 Increase loft insulation to 270 mm	£100 - £350	£ 381
2 Internal or external wall insulation	£4,000 - £14,000	£ 723
3 Floor insulation (suspended floor)	£800 - £1,200	£ 84

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-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	Pitched, 100 mm loft insulation	★★★★☆
	Pitched, no insulation	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—
	Solid, no insulation (assumed)	—
Windows	Mostly double glazing	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 94% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 240 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand







For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	15,268	(2,361)	N/A	(4,493)
Water heating (kWh per year)	2,979			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Increase loft insulation to 270 mm	£100 - £350	£ 127	 D63
Internal or external wall insulation	£4,000 - £14,000	£ 241	 C71
Floor insulation (suspended floor)	£800 - £1,200	£ 28	 C72
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 77	 C75
Solar water heating	£4,000 - £6,000	£ 43	 C76
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 292	 B83

Alternative measures

There are alternative measures below which you could also consider for your home.

- Micro CHP

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: EES/006089
Assessor's name: Mr. Albert Awuah
Phone number: 07940 503902
E-mail address: aawuah@talktalk.net
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 5.6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

