



JONES LANG
LASALLE®



Handen Road, London, SE12

£770,000, Freehold

- Victorian semi-detached period house
- Five bedrooms
- Rear garden
- Close to mainline station
- Chain free
- Early viewings are highly recommended

www.joneslanglasalle.co.uk

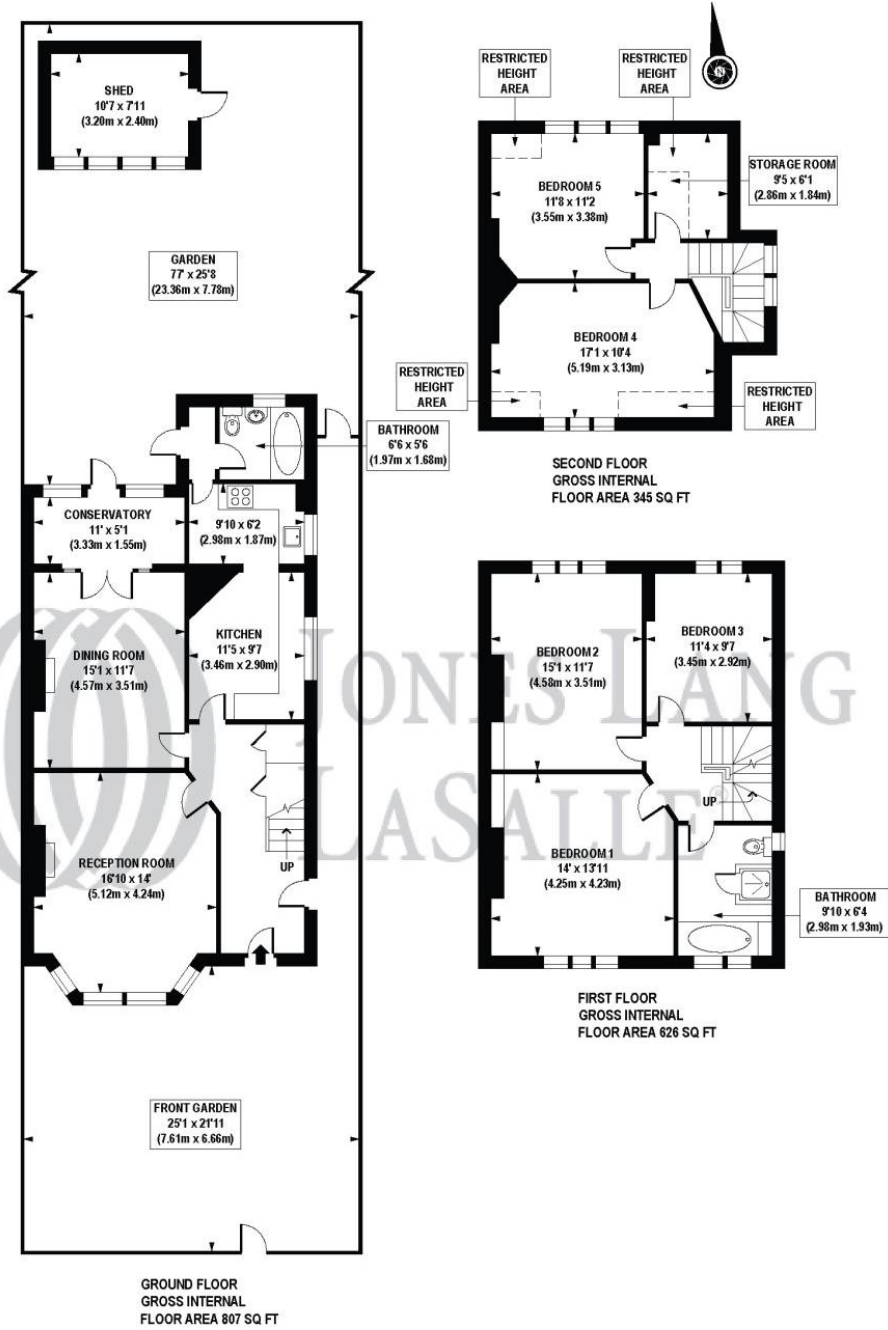


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LASALLE®

Positioned on this extremely popular residential road comes this 5 bedroom Victorian semi detached residence. The versatile accommodation is set out over 3 levels giving ample space for the growing family. The property is offered chain free and has a wealth of attributes which are hard to find in the current market. There are two bathrooms and a cloakroom, side access and a lawned garden to the rear.

This property is conveniently located for popular schools, Hither Green BR, Local shops and Manor Park. An early internal inspection is highly recommended.





APPROX. GROSS INTERNAL FLOOR AREA 1778 sq. ft / 165.22 sq. m
(Excluding Restricted Height Area & Shed)

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.





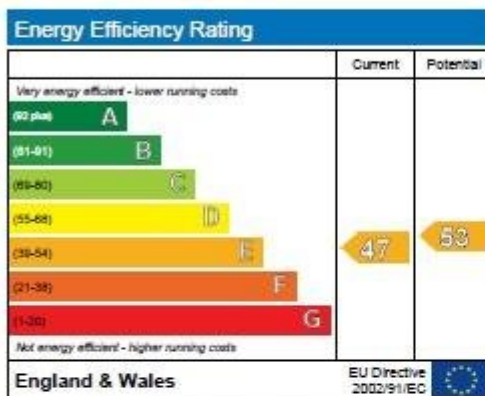
Energy Performance Certificate



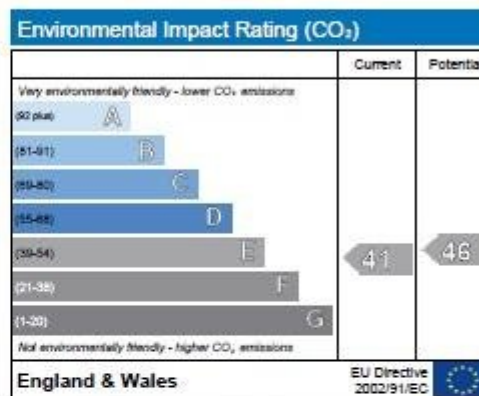
80 Handen Road
LONDON
SE12 8NR

Dwelling type: Semi-detached house
Date of assessment: 09 April 2009
Date of certificate: 09 April 2009
Reference number: 0318-0049-6264-8901-3080
Total floor area: 160 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	362 kWh/m ² per year	321 kWh/m ² per year
Carbon dioxide emissions	9.7 tonnes per year	8.6 tonnes per year
Lighting	£133 per year	£77 per year
Heating	£1301 per year	£1190 per year
Hot water	£137 per year	£121 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome