Tel: 02088639718
557 Pinner Road, Harrow, UK, HA2 6EQ
moses@mayfords.com

BUCKLEY CLOSE, SE23

£700,000

- Allocated Parking
- Freehold
- Recently Refurbished Private Garden
- Good Transport Links
- Spacious Open Plan Kitchen
- Gas Central Heating

Mayfords are delighted to present this truly stunning large three-bedroom, mid-terrace family home. This modern three storey house is situated in the much loved residential part of Honor Oak Park surrounded by greenery, its own private garden, a sizable driveway a spacious entrance/hall way. This amazing property boasts three double bedrooms, each with built-in wardrobes, one of the bedrooms has an en-suite and a walk in wardrobe. The house also features gas central heating, a large open plan kitchen and lounge, and plenty of storage. This sublime home is conveniently located near local shopping facilities and transport links such as Honor Oak Park and Forest Hill station. It is also very well located for catchment areas for local schools which include but are not limited to Horniman Primary School, Goodrich Community Primary School and Heber Primary School.


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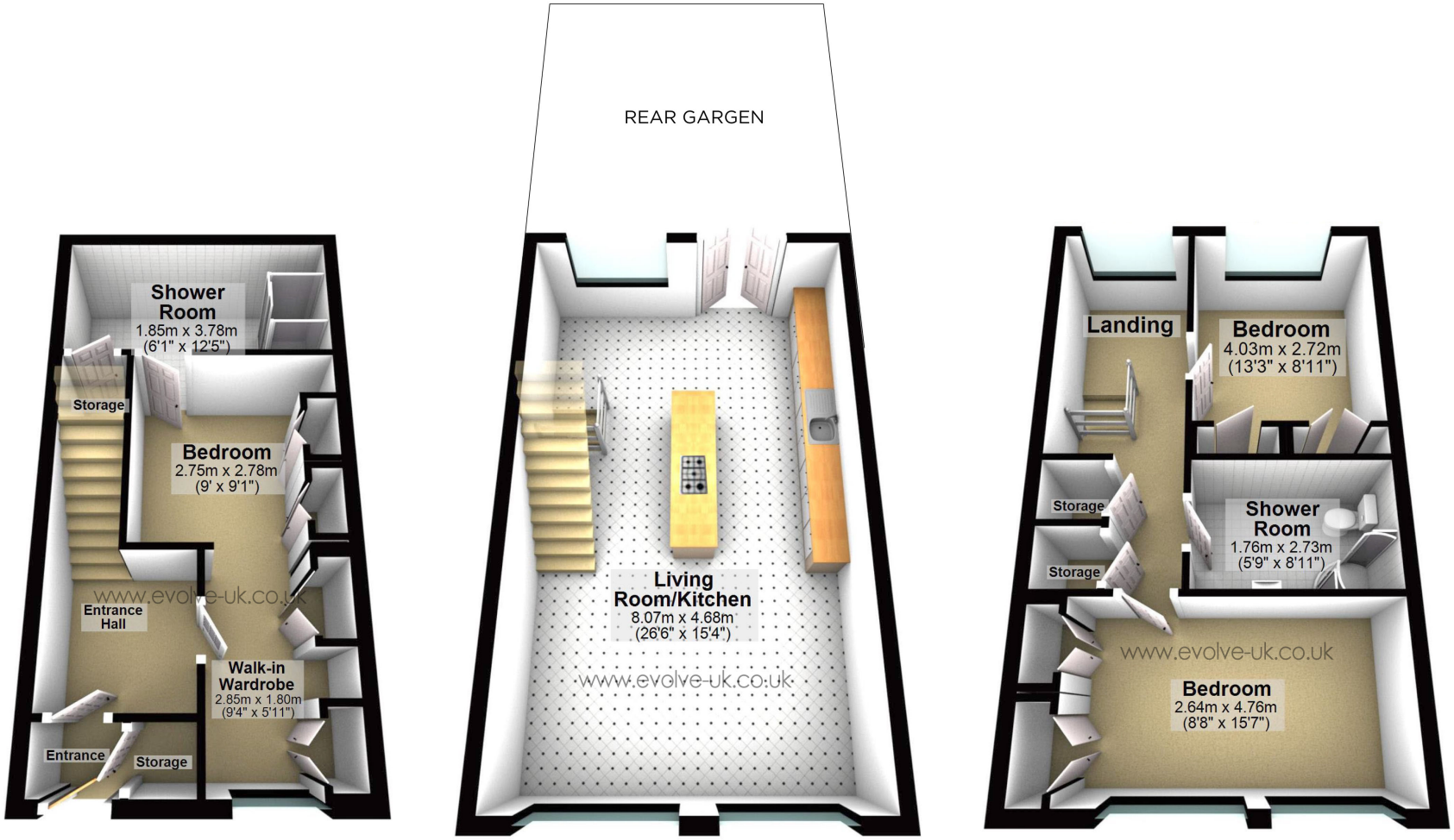

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Plan produce for **MAYFORDS Estate** Agent

Evolve
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA		
	Sq. meters	106.1
	Sq.feet	1142.0


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Energy performance certificate (EPC)

9 Buckley Close LONDON SE23 3EQ	Energy rating **C**	Valid until:	**26 June 2034**
		Certificate number:	**0260-2200-1404-5054-0000**

Property type	Mid-terrace house
Total floor area	120 square metres

Rules on letting this property

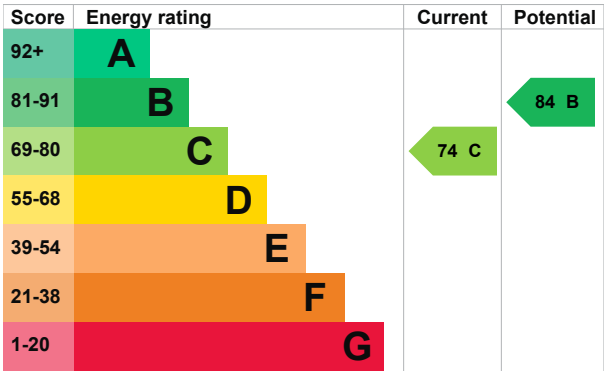
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 138 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,197 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £64 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,466 kWh per year for heating
- 1,692 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.9 tonnes of CO2
This property's potential production	1.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£64
2. Solar photovoltaic panels	£3,500 - £5,500	£560

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	KODITUWAKKU SAMITH
Telephone	03301229910
Email	info@evolve-uk.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210918
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 June 2024
Date of certificate	27 June 2024
Type of assessment	RdSAP