

Flat 1, 56 Genesta Road, LONDON, SE18 3EU

Dwelling type: Ground-floor flat
 Date of assessment: 03 September 2020
 Date of certificate: 04 September 2020
 Reference number: 0781-2847-6810-2000-6265
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 34 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: **£ 1,857**

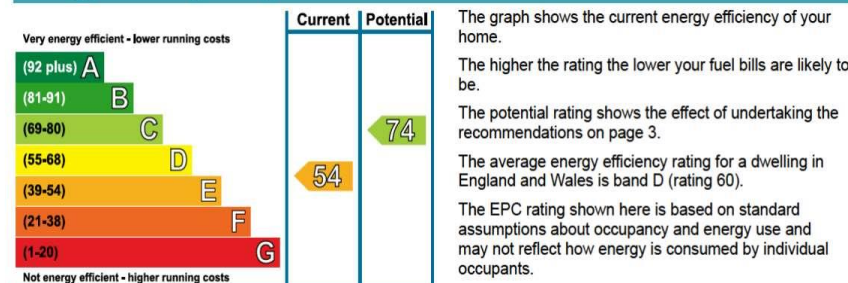
Over 3 years you could save **£ 810**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	
Heating	£ 1,497 over 3 years	£ 768 over 3 years	
Hot Water	£ 246 over 3 years	£ 165 over 3 years	
Totals	£ 1,857	£ 1,047	

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

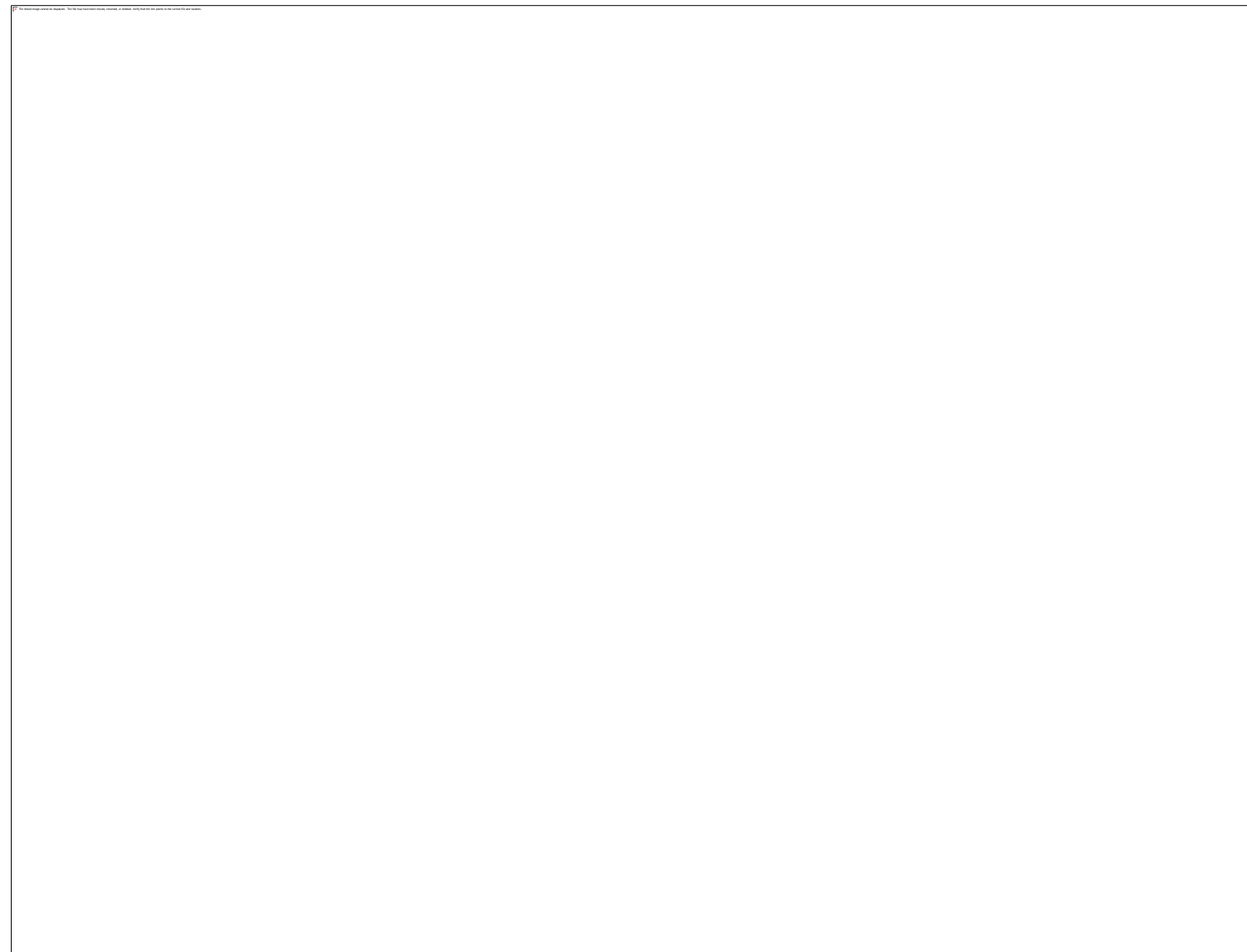
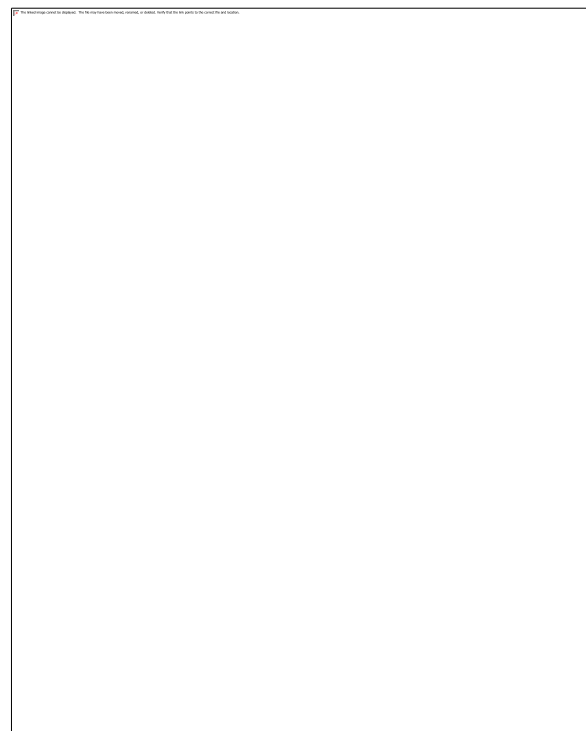


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 375
2 Floor insulation (suspended floor)	£800 - £1,200	£ 129
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 51

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service

- Victorian Flat Conversion
- One Double Bedroom
- Fitted Kitchen
- Gas Central Heating
- Direct Access to Communal Gardens
- Close to Shrewsbury Park
- Lease 99 Years
- Early Viewing Recommended

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Property Details

Entrance Hall
Bedroom 1 10' 6" x 10' 5" (3.20m x 3.17m)
Lounge 10' 6" x 10' 5" (3.20m x 3.17m)
Kitchen 9' 2" x 7' 7" (2.79m x 2.31m)
Bathroom
Communal Gardens

We are pleased to present to the market this newly decorated one bedroom ground floor conversion flat which is situated in the popular area of Shooters Hill close to Shrewsbury Park and close to public transport links and local amenities. The property comprises lounge, kitchen, double bedroom and bathroom. Benefits include gas central heating and double glazing. There is direct access to a communal garden. Immediate viewing recommended.



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