Energy Performance Certificate

HM Government

£ 1 857

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

Estimated energy costs of dwelling for 3 years:

Dwelling type:	Gro	Ground-floor flat		Reference number:	0781-2847-6810-2000-6265
Date of assessment:	03	September	2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	04	September	2020	Total floor area:	34 m²
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Use this document to:

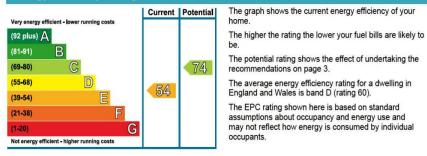
Compare current ratings of properties to see which properties are more energy efficient

. Find out how you can save energy and money by installing improvement measures

			and the second
Over 3 years you could	£ 810		
Estimated energy co	sts 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	You could
Hot Water	£ 246 over 3 years	£ 165 over 3 years	save £ 810
Totals	£ 1,857	£ 1,047	over 3 years

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

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

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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



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- Victorian Flat Conversion
- One Double Bedroom •
- Fitted Kitchen
- Gas Central Heating

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Genesta Road, Shooters Hill, SE18 3EU Guide Price £200,000 - £220,000 Leasehold



- Direct Access to Communal Gardens
- Close to Shrewsbury Park
- Lease 99 Years
- Early Viewing Recommended

experience the hi residential way

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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