

## Flat 3, 1 Alderbrook Road, London SW12 8AF

**£3,250 PCM** | furnished | available now



- ❑ RECENTLY MODERNISED
- ❑ FULLY FITTED OPEN PLAN KITCHEN
- ❑ MASTER ENSUITE BEDROOM
- ❑ SECOND BEDROOM
- ❑ FAMILY BATHROOM

- ❑ PROFESSIONALLY MANAGED
- ❑ FULLY FURNISHED
- ❑ LOCATED IN THE 'NIGHTINGALE TRIANGLE'
- ❑ 3 MINS FROM CLAPHAM SOUTH TUBE

Located in the fashionable 'Nightingale Triangle' just moments from the open spaces of Clapham Common and Clapham South tube station, this stylish 2 bed flat is situated on the ground floor of a double fronted Victorian property. The reception is light and airy with a sociable open plan layout and wood floors. There are two good sized double bedrooms, two bathrooms (one ensuite) and the property is close to public transport, local amenities and recreational open spaces.

The Yacht Club, Chelsea Harbour, London SW10 0XA  
T +44 (0)20 7349 8920 info@obbard.co.uk obbard.co.uk

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[www.obbard.co.uk](http://www.obbard.co.uk)

For more details or to arrange a viewing  
please call **020 7349 8920**



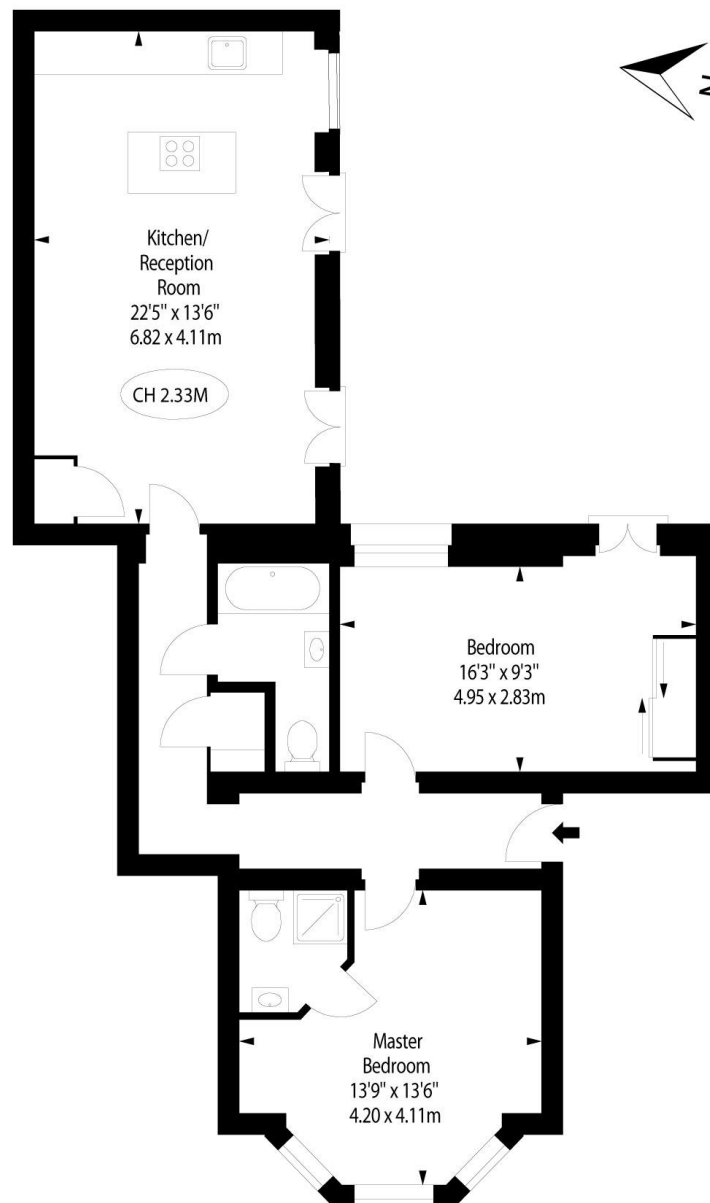
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## Alderbrook Road, SW12

APPROX. GROSS INTERNAL AREA \*  
810 Ft<sup>2</sup> - 75.25 M<sup>2</sup>

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:  
CH - Ceiling Height



GROUND FLOOR

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## Energy Performance Certificate



**Flat 3, 1, Alderbrook Road, LONDON, SW12 8AF**

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 20 September 2018  
**Date of certificate:** 21 September 2018  
**Reference number:** 0105-2820-7813-9828-8985  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 75 m<sup>2</sup>

### Use this document to:

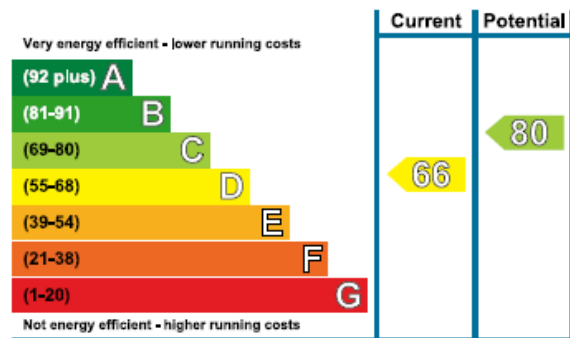
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,004</b>
<b>Over 3 years you could save</b>	<b>£ 819</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 171 over 3 years	
Heating	£ 1,485 over 3 years	£ 702 over 3 years	
Hot Water	£ 303 over 3 years	£ 312 over 3 years	
<b>Totals</b>	<b>£ 2,004</b>	<b>£ 1,185</b>	

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 Internal or external wall insulation	£4,000 - £14,000	£ 780
2 Low energy lighting for all fixed outlets	£25	£ 39