

Flat 1, 1 Alderbrook Road, London SW12 8AF

£3,000 PCM | furnished | available May



- ❑ RECENTLY MODERNISED
- ❑ FULLY FITTED OPEN PLAN KITCHEN
- ❑ MASTER BEDROOM
- ❑ SECOND BEDROOM
- ❑ FAMILY BATHROOM
- ❑ EXCELLENT STORAGE
- ❑ 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 lower ground floor of a double fronted Victorian property. The reception is light and airy with a sociable open plan layout and wood floors and folding doors lead out onto a fantastic private terrace. There are two good sized double bedrooms, one bathroom and an additional w/c. Close to public transport, local amenities and recreational open spaces.

The Yacht Club, Chelsea Harbour, London SW10 0XA

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



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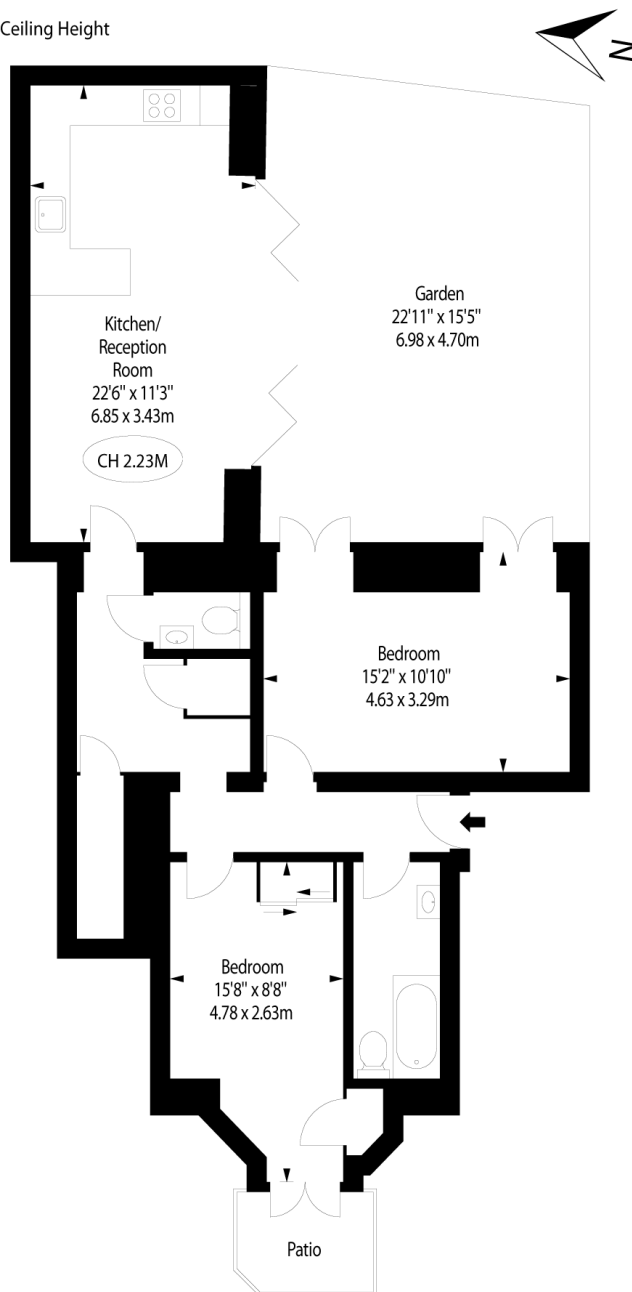
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Alderbrook Road, SW12

APPROX. GROSS INTERNAL AREA *
756 Ft² - 70.23 M²

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

Key:
CH - Ceiling Height



LOWER GROUND FLOOR

Energy Performance Certificate



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

Dwelling type: Basement flat
Date of assessment: 20 September 2018
Date of certificate: 21 September 2018

Reference number: 8903-2800-3229-1827-0183
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

Use this document to:

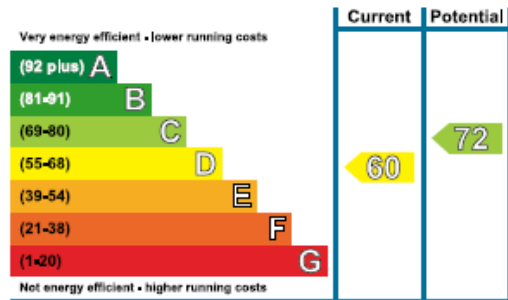
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,286
Over 3 years you could save	£ 696

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 162 over 3 years	
Heating	£ 1,791 over 3 years	£ 1,131 over 3 years	
Hot Water	£ 294 over 3 years	£ 297 over 3 years	
Totals	£ 2,286	£ 1,590	

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	£ 663
2 Low energy lighting for all fixed outlets	£25	£ 36

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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