



One Bedroomed Victorian Apartment

High Specification Refurbishment

Ground Floor

Own Garden

No Onward Chain



Double Glazed Front Door To:**Entrance Hall:**

Oak wood flooring and vertical column radiator.

Kitchen:

Double glazed window to front aspect views, matching range of base and eye level units with work surfaces over, stainless steel sink with hot and cold mixer tap, 4 ring gas hob, oven and stainless steel chimney filter hood, integrated fridge/freezer, integrated washing machine, spot lights, part tiled walls and tiled floor.

Living Room:

Double glazed bay window to front aspect views, oak wood flooring, column radiator and power points.

Shower Room:

Walk-in shower with rain shower head, wall hung wash hand basin with hot and cold mixer tap, close coupled WC, chrome heated towel rail, inset spot lights, part tiled walls and tiled floor.

Bedroom:

Double glazed window to rear aspect views, double glazed door to conservatory, oak wood flooring, column radiator and power points.

Conservatory:

Double glazed patio doors to rear garden, storage cupboard and tiled floor.

Garden:

Shingle and lawn area with rear access.

Brownhill Road London

CLAUSES:

LEASEHOLD – NO DETAILS

At the time of writing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

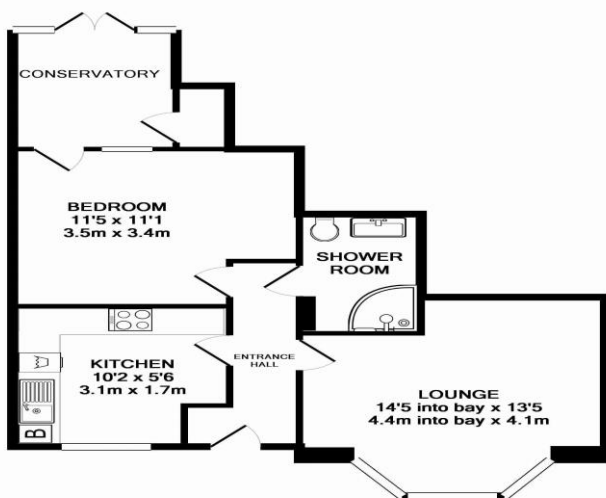
All Measurements are Approximate.

Vincent Chandler Ltd

Vincent Chandler have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relation to specific points of importance for example condition of items, permissions, approvals and regulation. The accuracy of these details are not guaranteed and they do not form part of the contract.

Metropix

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Energy Performance Certificate

Flat 2, 348, Brownhill Road, LONDON, SE6 1AY

Dwelling type: Ground-floor flat
Date of assessment: 27 October 2015
Date of certificate: 30 October 2015

Reference number: 2938-3924-6200-7605-5914
Type of assessment: RdSAP, existing dwelling
Total floor area: 60 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:	£ 1,692
Over 3 years you could save	£ 531

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 1,248 over 3 years	£ 753 over 3 years	
Hot Water	£ 318 over 3 years	£ 282 over 3 years	
Totals	£ 1,692	£ 1,161	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>69</p>	<p>Potential</p> <p>78</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 306	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 105	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 120	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.