



Tel: 02088639718
China Works, 100 Black Prince Road, London,
London, SE1 7SJ
office@mayfords.com

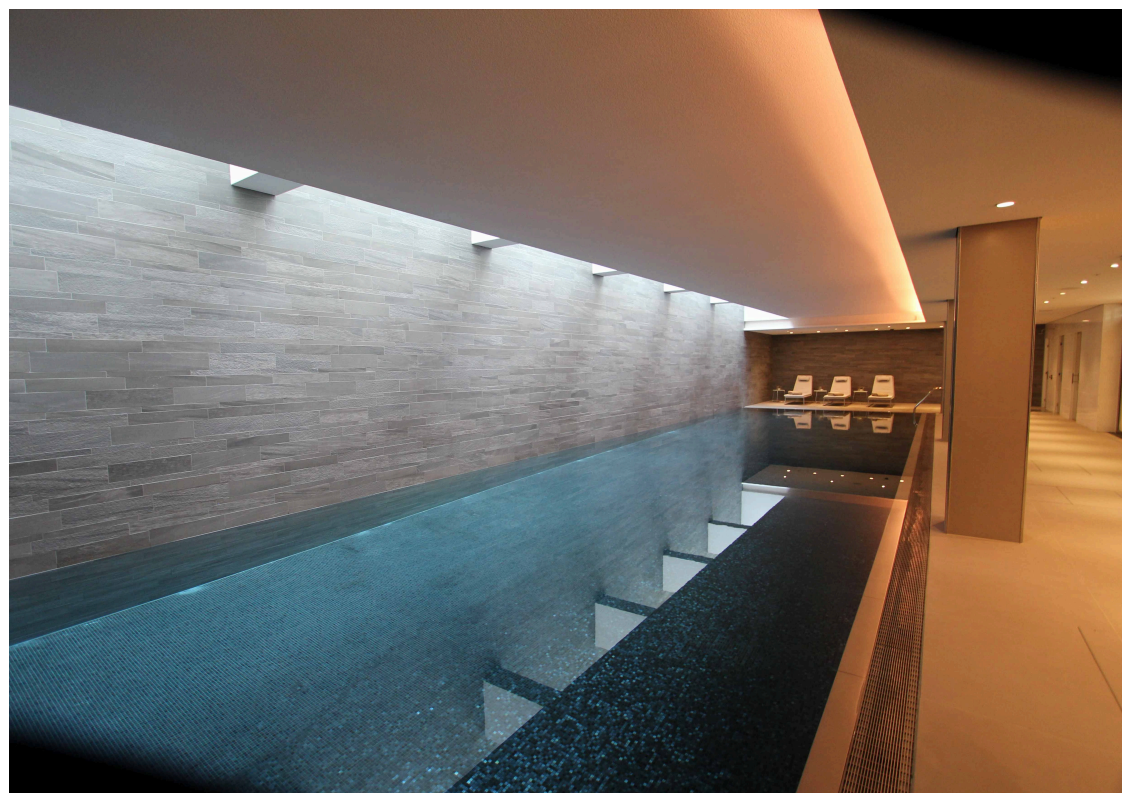
**APT 1203, 55, UPPER GROUND, SOUTH BANK
TOWER, LONDON, SE1**

£3,400 PCM

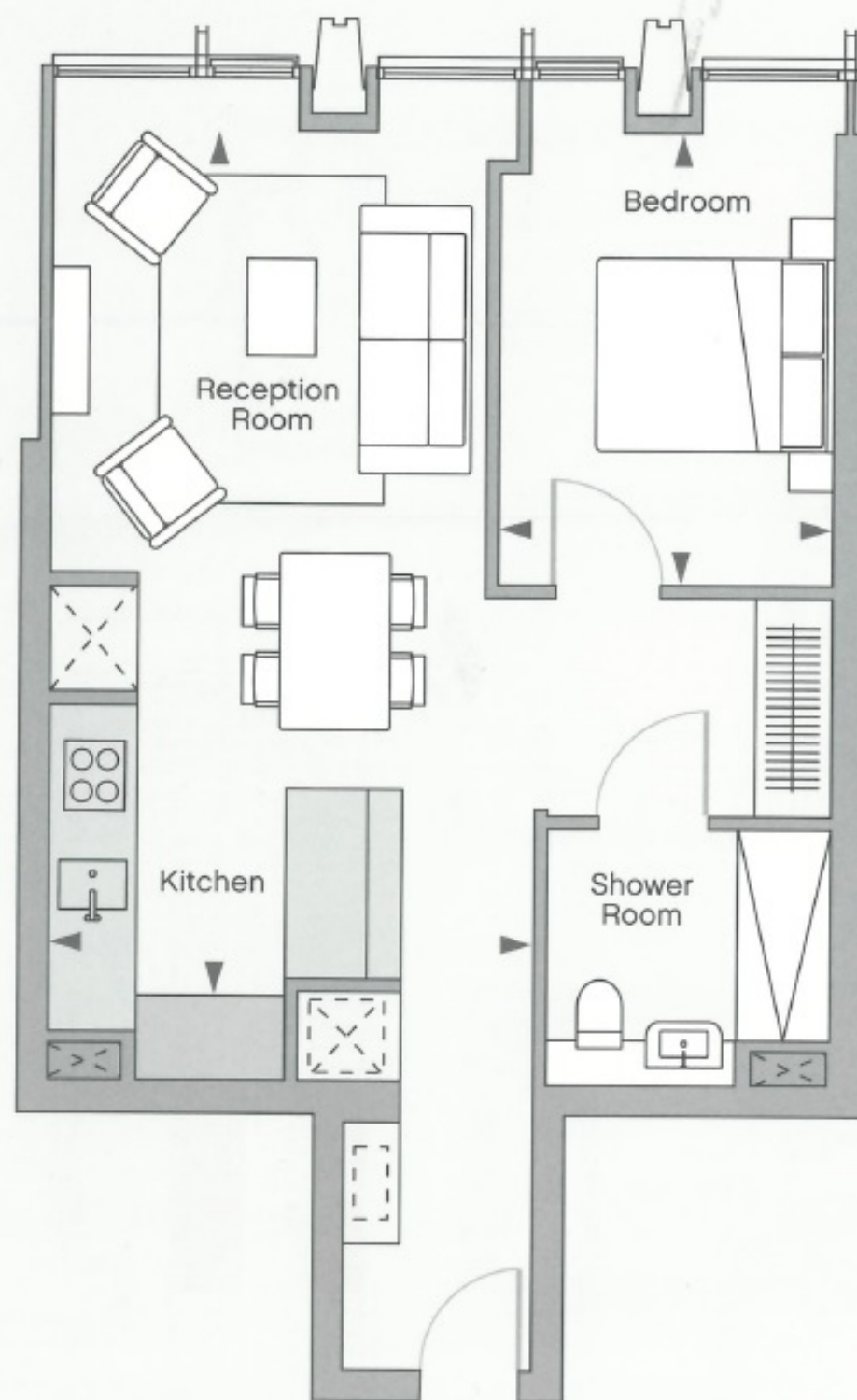
Available with ZERO DEPOSIT. South Bank Tower encompasses a prime location on the bank of the River Thames. The South Bank is renowned as a centre of excellence and innovation for culture and the arts. Located conveniently between Southwark and Waterloo underground stations, with many high-end shopping and dining options within a few short steps. This one bedroom apartment has an open-plan living room and kitchen area in order to maximize usable space. The kitchen is contemporary with a white quartz composite stone worktop and backsplash. Stainless steel, integrated appliances add to the sleek and modern design. The interior finishes are natural oak veneer, with floor-to-ceiling windows to capture natural light. Oak timber flooring leads to the kitchen, dining and living room, with carpeting in the bedroom. The flat includes high-end washer/dryer, dishwasher, fridge and freezer.

OUR SERVICE, YOUR COMFORT











Energy Performance Certificate



Apartment 1203, 55, Upper Ground, LONDON, SE1 9EY

Dwelling type:	Mid-floor flat	Reference number:	8606-7943-7839-9697-8153
Date of assessment:	14 September 2015	Type of assessment:	SAP, new dwelling
Date of certificate:	14 September 2015	Total floor area:	57 m ²

Use this document to:

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

Estimated energy costs of dwelling for 3 years:

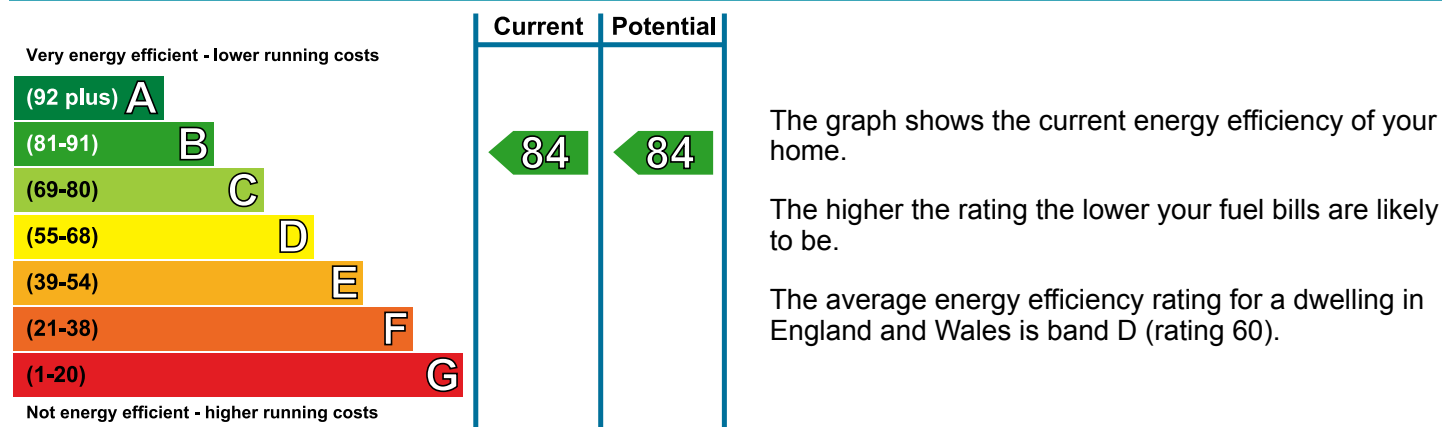
£ 783

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	Not applicable
Heating	£ 438 over 3 years	£ 438 over 3 years	
Hot Water	£ 228 over 3 years	£ 228 over 3 years	
Totals	£ 783	£ 783	

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



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.98 W/m ² K	★ ★ ★ ☆ ☆
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★ ★ ★ ★ ★
Main heating	Community scheme	★ ★ ★ ★ ★
Main heating controls	Charging system linked to use of community heating, programmer and TRVs	★ ★ ★ ★ ☆
Secondary heating	None	—
Hot water	Community scheme	★ ★ ★ ★ ★
Lighting	Low energy lighting in all fixed outlets	★ ★ ★ ★ ★
Air tightness	Air permeability 6.3 m ³ /h.m ² (assessed average)	★ ★ ★ ★ ☆

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 58 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by NES. You can get contact details of the accreditation scheme at www.nesltd.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: NHER005662
Assessor's name: Mr David Partington
Phone number: 01628 623 423
E-mail address: David.Partington@grontmij.co.uk
Related party disclosure: No related party

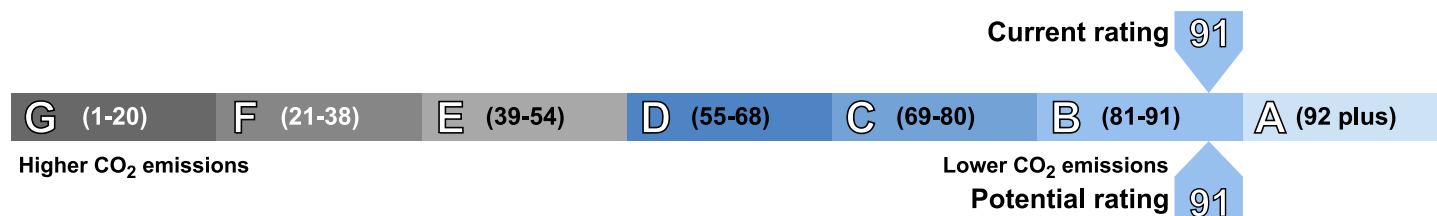
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.6 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	627
Water heating (kWh per year)	1,782