



Lee Terrace London SE3

£3,034 Per Month - Available 06/09/2016

HAMPTONS
INTERNATIONAL

Beyond your expectations

SHORT LET ALL BILLS INCLUDED: A well presented three bedroom lower ground floor conversion flat situated on this popular road close to Blackheath village.

Three bedrooms | One reception | Family bathroom | En suite shower room | Communal garden.

Description

SHORT LET ALL BILLS INCLUDED: This conversion apartment occupies the entire lower ground floor of a Victorian house on this popular road. The property is decorated with a neutral colour scheme has wooden flooring to the main living areas and carpets to the bedrooms. Comprises entrance hallway, master bedroom with en suite shower room, two further bedrooms both with built in wardrobes, family bathroom with shower cubicle and bath, modern fitted kitchen with white goods including dishwasher and full sized dryer, sitting room with French doors leading to the large communal garden. The apartment offers plenty of storage and versatile living accommodation. Residents parking permits are available at a preferential rate from Lewisham Council. The location of this property is perfect

for access to the mainline station, heath and with an enviable restaurant and café culture. Blackheath mainline railway station provides frequent services to London Victoria, Charing Cross and Cannon Street. Lewisham DLR is also only one stop

Furnishing

Unfurnished



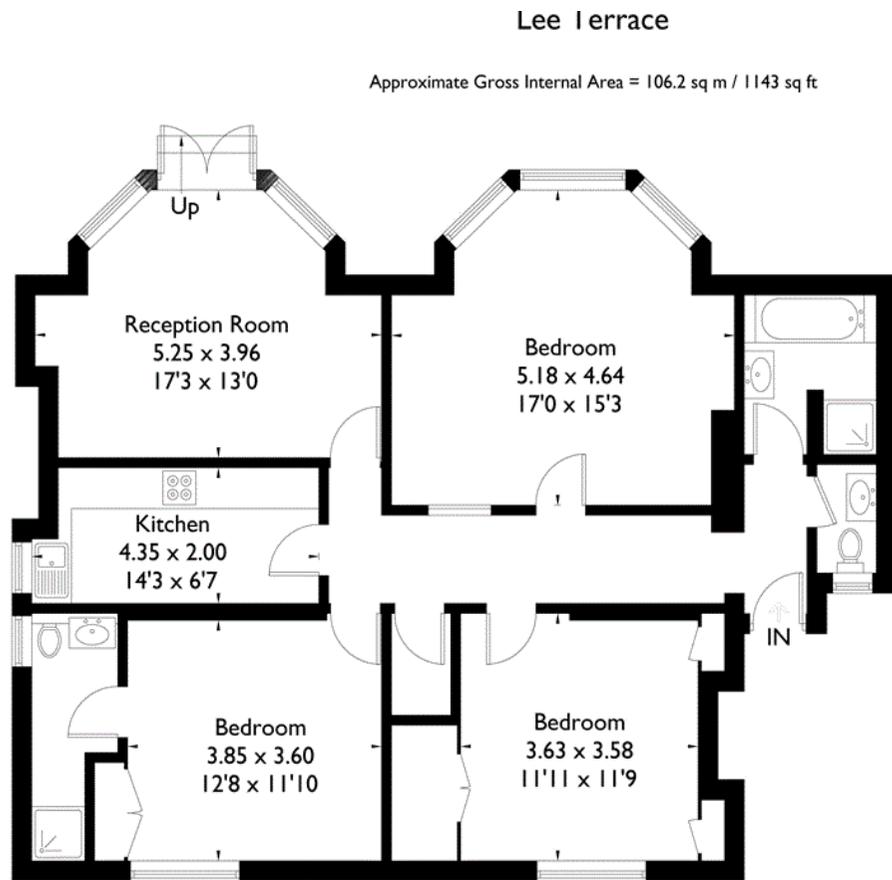
Hamptons Blackheath Lettings

46 Tranquil Vale

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www.hamptons.co.uk



Floorplanz © 2015
 0845 6344080 Ref: 151110

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

SAP

Energy Performance Certificate

Dwelling type: Ground-floor flat
 Date of assessment: 13 January 2011
 Date of certificate: 13 January 2011
 Type of assessment: RGSAP, existing dwelling
 Total floor area: 106 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
A			A
B			B
C			C
D			D
E			E
F			F
G			G

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	280 kWh/m ² per year	280 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	5.0 tonnes per year
Lighting	£59 per year	£59 per year
Heating	£786 per year	£786 per year
Hot water	£110 per year	£110 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy label recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your overall energy performance.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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