

Spenser Road London SE24



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£3,500 per month - Available 26/08/2013



A beautifully finished four bedroom, three reception and two bathroom period house over four floors with a garden in Poet's Corner.

4 Bedrooms | 2 Bathrooms | 1 WC | Separate Utility Room | Dual Aspect Reception | Open Plan Kitchen Dini | Garden | Period.

Description

A beautifully finished four bedroom period house over four floors in Poet's Corner. There is a dual aspect reception room on the ground floor along with a study. Kitchen and living area are on the lower ground floor leading onto a patio and a raised garden. There is also a separate utility room with WC. The master bedroom has a has a stylish ensuite bathroom and plenty of storage. There are three further good sized bedrooms. The house also benefits from a loft which provides very good storage space.

Situation

Located within walking distance of Brixton tube station, Herne Hill station, Herne Hill School and a range of other excellent local schools.

Furnishing

Unfurnished, Part Furnished



Reception



Reception

Hamptons Dulwich Lettings

12 Red Post Hill, Dulwich London SE21 7BX Tel: 020 7738 7622 - dulwichlettings@hamptons-int.com www.hamptons.co.uk

Floorplan

(92 plus) A

(39-54)

Energy Performance Certificate (EPC)



Dwelling type: Semi-detached house

Date of assessment: 11 July 2013 Type of assessment: RdSAP, existing dwelling Date of certificate: 11 July 2013 Total floor area: 186 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:			
Over 3 years you could save	£ 2,262		

Estimated energy costs of this hom

	Current costs	Potential costs	Potential future saving
Lighting	£ 462 over 3 years	£ 240 over 3 years	You could save £ 2,262
Heating	£ 4,707 over 3 years	£.2,805 over 3 years.	
Hot Water	£ 372 over 3 years	£ 234 over 3 years	
Totals	£ 5,541	£ 3,279	over 3 years

water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration

Energy Efficiency Rating



The graph shows the current energy efficiency of your

The higher the rating the lower your fuel bills are likely

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).

Top actions you can take to save money and make your home more efficient Typical savings Available with Recommended measures Indicative cost over 3 years Green Deal £4.000 - £14.000 1 Internal or external wall insulation £ 1.458 0 £80 - £120 2 Draught proofing £ 150 0 3 Low energy lighting for all fixed outlets £250 € 188

See page 3 for a full list of recommendations for this property.

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.

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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