



2 Bedroom End of Terrace

Good Condition

Sydenham Station 0.2 Miles

Contemporary Kitchen & Bathroom

Off Street Parking

NO ONWARD CHAIN



Kirkdale London

£455,000

Front Door to:

Entrance Hall:

Double panelled radiator, under stairs cupboard, inset spot lights, smoke alarm and power points.

Kitchen:

Double glazed window to front aspect views, matching range of base and eye level units with work surfaces, stainless steel sink with chrome mixer tap, integrated washing machine, integrated dishwasher, integrated fridge/freezer, Bosch 4 ring gas hob, Bosch oven, Bosch chimney filter hood, and inset spot lights.

Living Room:

Double glazed windows to rear aspect views, double glazed doors to rear garden, double panelled radiator, inset spot lights, smoke alarm and power points.

Stairs to First Floor:

Landing:

Loft hatch and smoke alarm.

Master Bedroom:

Double glazed windows to rear aspect views, double panelled radiator, carpet, inset spot lights and power points.

Bedroom 2:

Double glazed windows to front aspect views, double panelled radiator, carpet, built in wardrobes inset spot lights and power points.

Bathroom:

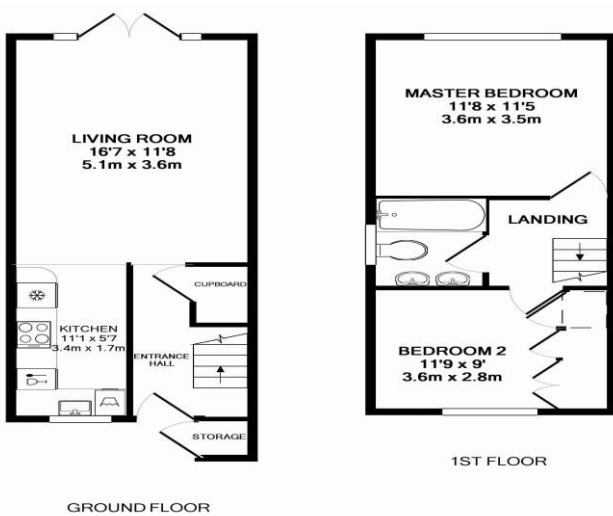
Double glazed obscure window to side aspect, panel enclosed bath, chrome bath mixer with shower attachment, glass bath screen, 2 sinks and 2 vanity storage units with chrome mixer taps, mirror, back to wall WC pan with concealed cistern, heated chrome towel radiator, inset spot lights, shaving point, tiled walls and tiled floor.

Garden:

Decked area leading to patio area and mature shrubs.

To the Front:

Off street parking for 1 car.



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. Made with Metropix ©2016

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016

CLAUSES:**FREEHOLD NOT CONFIRMED:**

It is believed that the property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this 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.

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Energy Performance Certificate

236, Kirkdale, LONDON, SE26 4NL

Dwelling type: end-terrace house
Date of assessment: 26 September 2015
Date of certificate: 28 September 2015

Reference number: 2268-2067-7221-3695-3984
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

Use this document to:

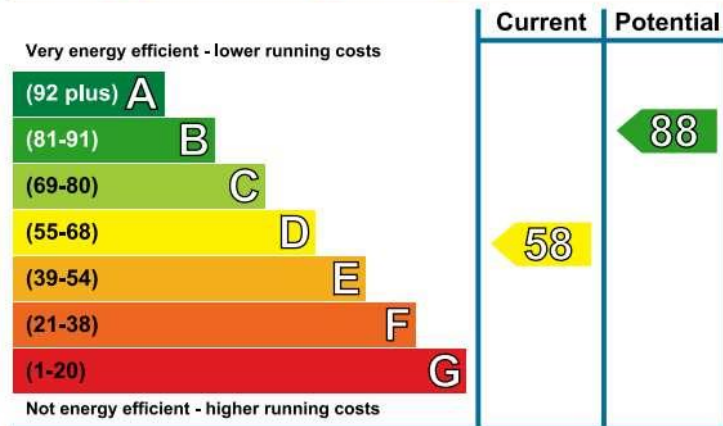
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,340
Over 3 years you could save	£ 1,050

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 120 over 3 years	
Heating	£ 1,581 over 3 years	£ 969 over 3 years	
Hot Water	£ 546 over 3 years	£ 201 over 3 years	
Totals	£ 2,340	£ 1,290	

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





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).

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 Cavity wall insulation	£500 - £1,500	£ 288	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 117	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36	

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

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.