



£425,000

Subject to contract

Stanford Road  
London, SW16 4QH



Energy Performance Certificate

Stanford Road, LONDON, SW16 4QH

Dwelling type:Mid-terrace house

Date of assessment:09 February 2016

Date of certificate:09 February 2016

Reference number:0818-7046-7212-0356-4914

Type of assessment:RdSAP, existing dwelling

Total floor area:107 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:	£ 3,021
Over 3 years you could save	£ 699

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	<div>You could save £ 699 over 3 years</div>
Heating	£ 2,529 over 3 years	£ 1,935 over 3 years	
Hot Water	£ 294 over 3 years	£ 189 over 3 years	
Totals	£ 3,021	£ 2,322	

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

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

63

79

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).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 495	
2 Solar water heating	£4,000 - £6,000	£ 105	
3 Replacement glazing units	£1,000 - £1,400	£ 102	

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](http://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.

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Joseph Scott have prepared these property particulars as a general guide to a broad description of the property. They do not form any part of any contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, energy performance certificates and floor plans are given as a guide only and should not be relied upon. The copyright of all details, photographs and floor plans remain exclusive to Joseph Scott. 2016.





## **JOSEPH SCOTT SAY....**

EXCLUSIVE to Joseph Scott!! We are proud to present this three bedroom terraced house located within walking distance to Stanford primary school! Due to a rear extension on the property to the ground floor, the property is able to offer spacious living accommodation with three reception rooms, a bright kitchen and breakfast room. You are further offered three bedrooms and a family bathroom on the first floor.

## **THE OWNERS SAY....**

The property is situated in the perfect location for any family looking to be close to schools, shops and transport links.

## **KEY FEATURES....**

- Rear ground floor extension
- Private rear gardens
- Close to local schools
- Close to transport links
- Spacious room sizes
- Kitchen with seperate breakfast room

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**JOSEPH SCOTT**