Three bedroom terrace house

JOSEPH SCOTT





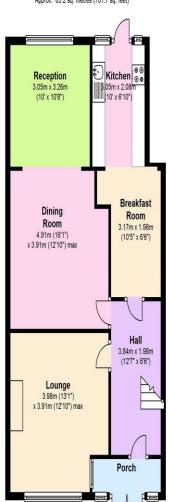


E425,000Subject to contract

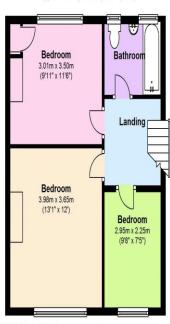
Stanford Road London, SW16 4QH

Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



First Floor Approx. 42.2 sg. metres (453.8 sg. feet)



Total area: approx. 107.4 sq. metres (1155.5 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measures or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Plan produced using PlanUp.

Energy Performance Certificate

Mid-terrace house

Reference number: 0818-7046-7212-0356-4914
Type of assessment: RdSAP, existing dwelling

107 m²

Date of assessment: 09 February 2016
Date of certificate: 09 February 2016

Dwelling type:

Stanford Road, LONDON, SW16 4QH

Use this document to:

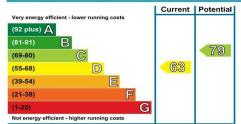
Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: Over 3 years you could save			£ 3,021 £ 699
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	You could save £ 699 over 3 years
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	

Total floor area:

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
Indicative co

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.

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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 linkes
- Spacious room sizes
- Kitchen with seperate breakfast room

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