



Howden Street, London, SE15

£270,000

Fixed Price

Tenure: Freehold, **Bedrooms:** 1

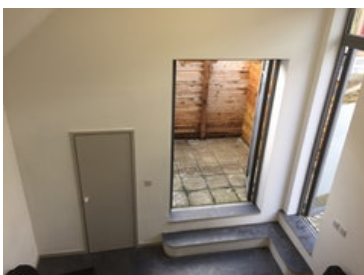
HouseSimple is delighted to announce tis new semi-detached house for sale. This wonderful site represents a rare chance to buy and build in Peckham. The site is a stones throw away from the highly sort after Bellendon Road on a stunning Victorian terraced street. The site includes planning permis

Key features:

- Semi Detached
- Street parking
- New House
- Modern Kitchen
- Planning Permission

Extra info:

- **Council Tax:** Band B (£1034.00 per-annum)
- **Chain Position:** Tenanted
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Street Parking



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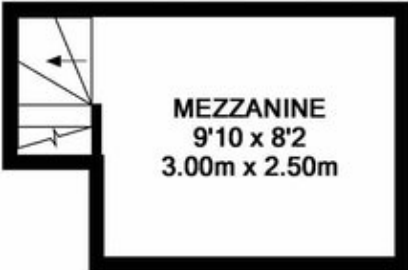
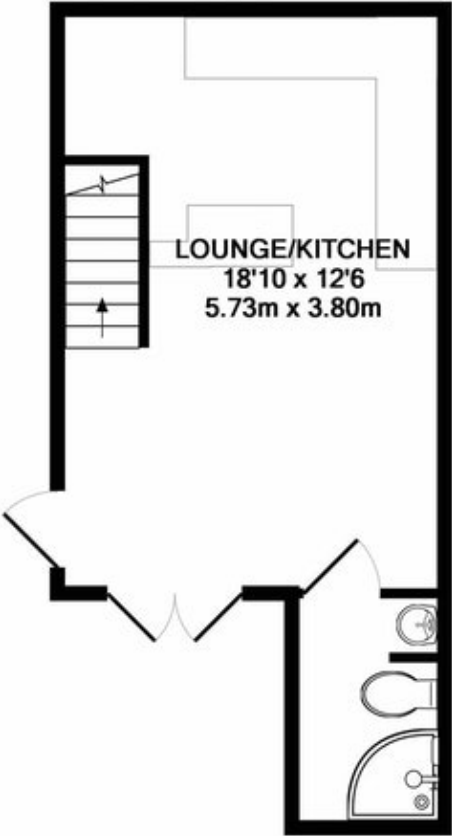
The site includes planning permission for a 615 sqft one-bedroom, one bathroom, semi-detached house split over two floors. The open plan ground floor incorporates the kitchen, living area with partial double height ceiling and a first floor bedroom and bathroom. In addition to the carefully considered interior layout, the site comprises outdoor space both at the front and the rear of the property. The house was designed by the RIBA chartered practice Alma-nac (see Alma-nac.com). The contemporary design drew inspiration from the colourful Peckham area which inspired the vibrant exterior of The Blue House.

The site is perfectly located between Peckham Rye (0.3mile) and East Dulwich (0.5mile) stations. Howden Street is a quiet location and parking is unrestricted. Peckham Rye Park and Common are close by for leisurely walks and not to mention the abundance of cafes, restaurants and bars that can be found along both Bellenden Road, Rye Lane and also Lordship Lane. The highly regarded Belham Primary School is located on the corner of Macted Road and Bellenden Road and mere minutes from the site.

For more information on the planning application please search the following reference number on the Southwark Planning Portal: 18/AP/2135

To book your viewing please contact HouseSimple on 0330 111 0070 at your nearest convenience.

Floor plan:



1ST FLOOR
APPROX. FLOOR
AREA 94 SQ.FT.
(8.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 365 SQ.FT. (33.9 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

51, Maxted Road,
LONDON, SE15 4LF

Dwelling type: Ground-floor flat
Date of assessment: 20 January 2009
Date of certificate: 28 January 2009
Reference number: 0651-2860-6395-0721-2261
Total floor area: 47 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	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D			(54-68) D
(39-53) E			(39-53) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs	73	79	69
Not environmentally friendly - higher CO ₂ emissions			76
England & Wales	EU Directive 2002/91/EC		England & Wales
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 this home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	269 kWh/m ² per year	207 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.6 tonnes per year
Lighting	£45 per year	£22 per year
Heating	£305 per year	£263 per year
Hot water	£81 per year	£66 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

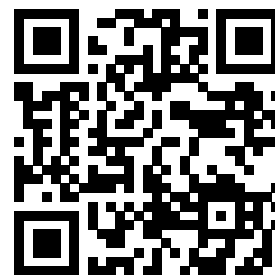
The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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MISREPRESENTATION ACT, 1967.

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