



Greenhaven Drive, London, SE28

£225,000

Or Nearest Offer

Tenure: Leasehold, **Bedrooms:** 2

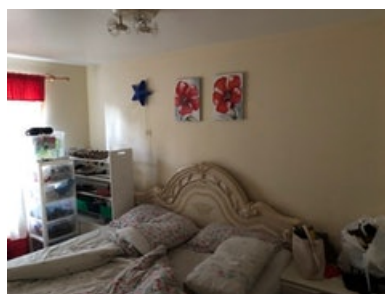
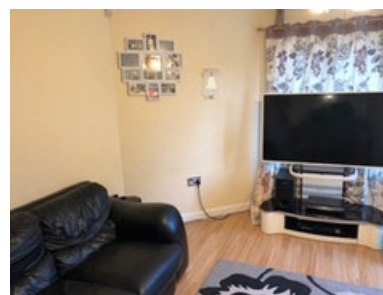
****3 MINUTES WALK TO TO THAMESMEAD CENTRAL SHOPPING CENTER** VIEWING STRONGLY RECOMMENDED!**
This property is set in a perfect location and is within a 3 minute walk to Thamsmead central shopping center.
This property is also less than a 5 minute drive to Abbey Wood station (with the cross rail open)

Key features:

- 3 minutes walk to thamesmead central shopping centr
- very close to the bus stop
- less than 5 minutes drive to abbey wood station (cross rail opening soon)

Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band C (£1371.95 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 165 years remaining
Ground Rent: £64.65 per-annum
Maintenance: £2134.84 per-year
Maintenance Company: Houston Lawrence Management



Presenting this 2 bedroom flat on Greenhaven Drive in London. **Currently under renovation**

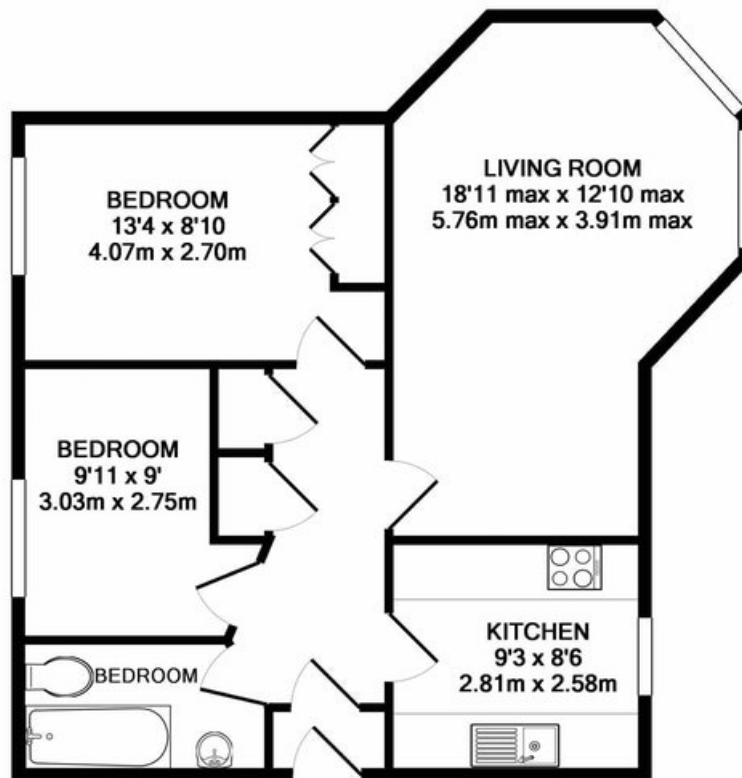
This property is set in a perfect location and is within a 3 minute walk to Thamsmead central shopping center. This property is also less than a 5 minute drive to Abbey Wood station (with the cross rail opening soon).

This property briefly comprises of a large living area, two good size bedrooms and a family bathroom. This property also has a kitchen with integrated appliances. Greenhaven drive comes with a shared garden.

The commencement of the Crossrail project has resulted in a dramatic increase in demand for properties in this area.

Not to be missed! Contact HouseSimple today on 0330 111 0070 to arrange your viewing!

Floor plan:



TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

2, Greenhaven Drive, LONDON, SE28 8FR

Dwelling type: Mid-floor flat	Reference number: 2888-1909-7232-6628-0954
Date of assessment: 28 December 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 December 2018	Total floor area: 57 m ²

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:	£ 1,110
Over 3 years you could save	£ 99

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 147 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 99 over 3 years</p> </div>
Heating	£ 597 over 3 years	£ 609 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 1,110	£ 1,011	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
78	80

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 99

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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