

Auckland Road, London, SE19

£450,000

Offers in Region of

Tenure: Shared Freehold, **Bedrooms:** 2

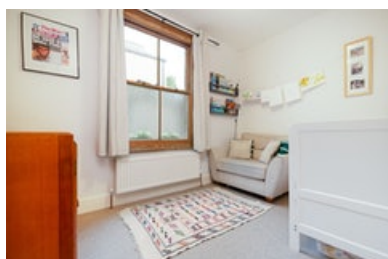
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Key features:

- Ground Floor Flat
- 2 Double Bedrooms
- Large private garden
- Off street parking
- Victorian conversion
- Bright and spacious lounge

Extra info:

- **Property Age:** 129 years
- **Council Tax:** Band C (£1380.64 per-annum)
- **Double Glazing:** None
- **Heating:** Gas
- **Parking:** Private Driveway



Occupying the entire ground floor, this two double bedroom period conversion offers an abundance of space and light. The accommodation comprises a spacious reception room with large bay window and stripped wood flooring. The master bedroom boasts patio doors into the garden and there is a further double bedroom, family bathroom and good sized kitchen leading to the garden.

The 70ft garden offers well stocked borders, a vegetable patch, two patio seating areas, a shed, side access and wooden-framed greenhouse. With parkland to the rear, this is a rare sanctuary away from the bustle of London. Further benefits include off-street parking.

The property is located within walking distance of both Crystal Palace and Norwood Junction, offering great transport links into central London, and located on a convenient local bus route (410). It is moments away from South Norwood Lake and Grounds and within easy reach of Cypress Road Primary School.


Floor plan:



TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.0 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate



Ground Floor Flat 28 Auckland Road
London
SE19 2DJ

Dwelling type: Ground-floor flat
Date of assessment: 21 December 2009
Date of certificate: 21 December 2009
Reference number: 2598-4923-6282-7111-0070
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 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

Very energy efficient - lower running costs
A
B
C
D
E
F
G
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact Rating (CO₂)

Very environmentally friendly - lower CO₂ emissions
A
B
C
D
E
F
G
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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 a home's impact on the environment in terms of carbon dioxide (CO₂) 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	443 kWh/m ² per year	326 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	3.9 tonnes per year
Lighting	£62 per year	£36 per year
Heating	£791 per year	£610 per year
Hot water	£109 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

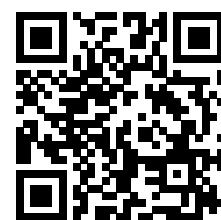
To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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