



No 1 Street, London, SE18

£345,000

None

Tenure: Leasehold, **Bedrooms:** 1

1 bed property in Royal Woolwich Arsenal. The building is set back into the development, with the building entrance off a largely pedestrianised road. It is a 2 minute walk from forthcoming Crossrail station (Canary wharf 8min / Bond Street 22min). Flat faces inwards towards a

Key features:

- 5th floor
- Balcony
- High spec finish
- Bosch appliances

Extra info:

- **Property Age:** 6 years
- **Council Tax:** Band B (£100.00 per-month)
- **Double Glazing:** All
- **Heating:** Other
- **Parking:** None
- **Lease info:** 121 years remaining
Ground Rent: £150.00 per-annum
Maintenance: £1200.00 per-year
Maintenance Company: Rendell & Rittner



1 bed property in Royal Woolwich Arsenal.

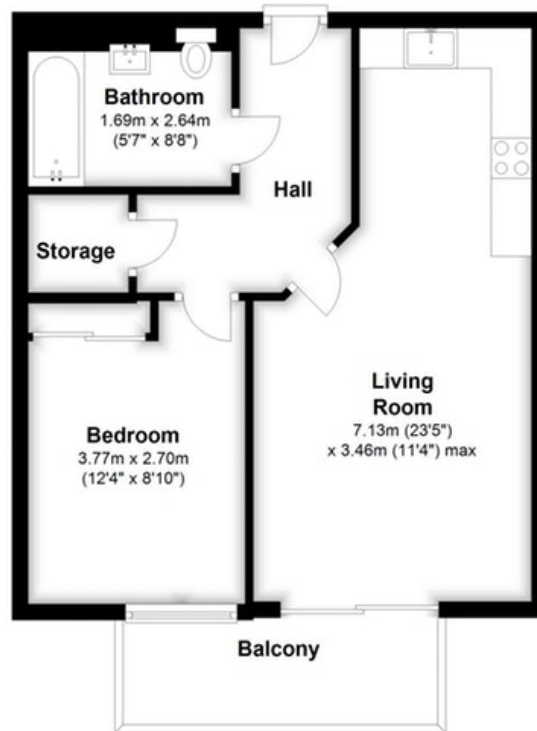
The building is set back into the development, with the building entrance off a largely pedestrianised road. It is a 2 minute walk from forthcoming Crossrail station (Canary wharf 8min / Bond Street 22min).

Flat faces inwards towards a quiet courtyard.

Floor plan:

Ground Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 43.0 sq. metres (463.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

Flat 115 Warehouse Court
No 1 Street
LONDON
SE18 6FD

Dwelling type: Top floor flat
Date of assessment: 15 July 2011
Date of certificate: 15 July 2011
Reference number: 8200-6458-5839-2296-5393
Type of assessment: SAP, new dwelling
Total floor area: 44 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	Current	Potential
(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	74	74

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.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions	93	93

England & Wales EU Directive 2002/91/EC

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	45 kWh/m ² per year	45 kWh/m ² per year
Carbon dioxide emissions	0.4 tonnes per year	0.4 tonnes per year
Lighting	£27 per year	£27 per year
Heating	£276 per year	£276 per year
Hot water	£65 per year	£65 per year

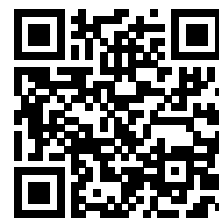
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) 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.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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

MISREPRESENTATION ACT, 1967.

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