

Long Lane, London, SE1

£850,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

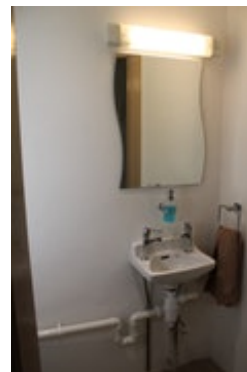
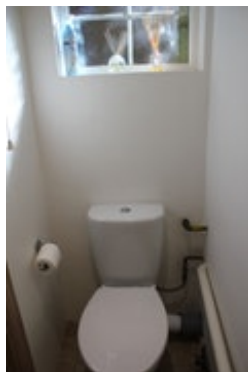
A superb, terrace family home presented to a high standard throughout and situated in a highly desirable central London location within easy walking distance of Guys Hospital, the Shard development, Hays Galleria, Borough Market, Tower Bridge and the newly modernized London Bridge Station. Thi

Key features:

- Central London location
- Refurbished to high standard
- Private garden
- Freehold tenure
- EPC C

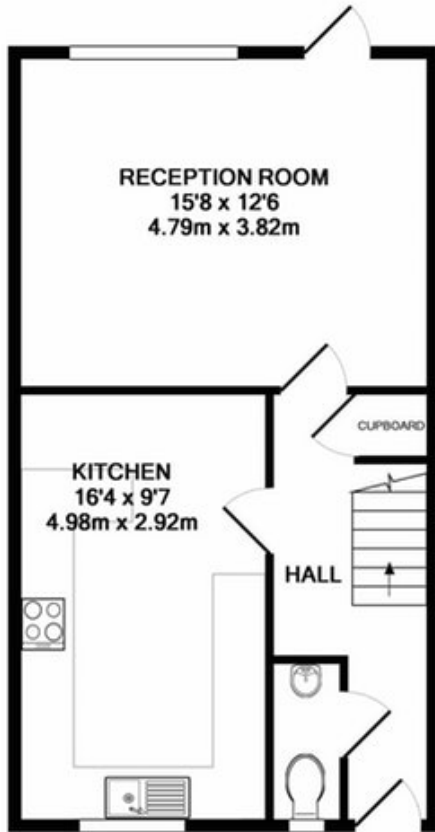
Extra info:

- **Council Tax:** Band C (£1181.82 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking

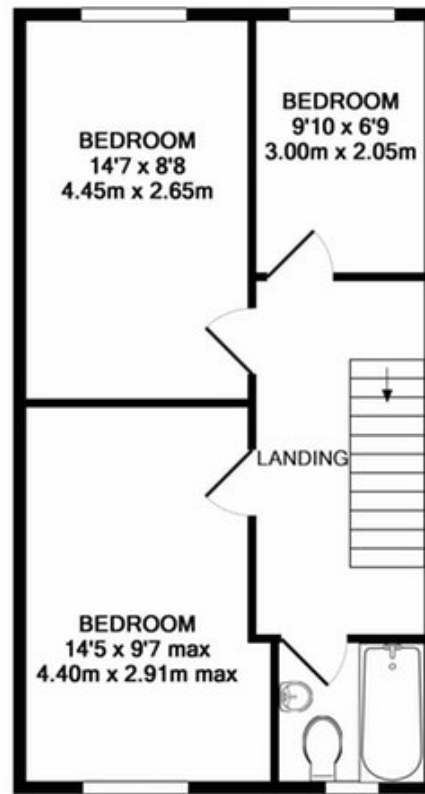


A superb, terrace family home presented to a high standard throughout and situated in a highly desirable central London location within easy walking distance of Guys Hospital, the Shard development, Hays Galleria, Borough Market, Tower Bridge and the newly modernized London Bridge Station. This well-proportioned property is arranged over two floors with a superb fitted kitchen (including Miele appliances), large reception room, downstairs W/C, cloakroom, three bedrooms and family bathroom. This property benefits from a small front garden and fenced rear garden with shed and lawned area. The present owners have entirely rewired the property, installed a new central heating system and hardwired burgular alarm with dial out function. Subject to planning permission there is scope to add an additional bedroom with en-suite bathroom in the loft space. The property is efficient to run with a high EPC score and favorable council tax banding. Overall an excellent family home.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate
 HM Government

192, Long Lane, LONDON, SE1 4PZ

Dwelling type: Mid-terrace house	Reference number: 2538-6073-7211-6908-7944
Date of assessment: 27 September 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 October 2018	Total floor area: 89 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:	£ 1,623
Over 3 years you could save	£ 90

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	<div style="background-color: #4f7942; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 90 over 3 years </div>
Heating	£ 1,134 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 303 over 3 years	£ 213 over 3 years	
Totals	£ 1,623	£ 1,533	

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**

(55-64) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

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.

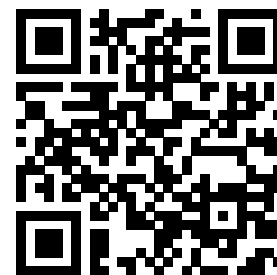
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 90
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 891

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.

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.co.uk for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.co.uk or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.co.uk nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code