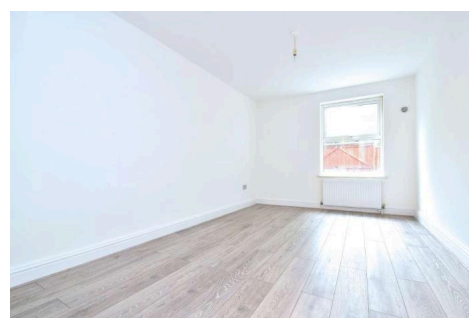
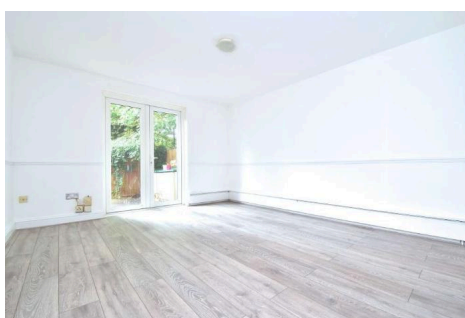


7, Bayes Close , SE26 6DH · 1 bedroom Flat

£1,550 pcm



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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Energy Performance Certificate

7, Bayes Close, LONDON, SE26 6DH

Dwelling type: Ground-floor flat Reference number: 0788-0047-7284-3476-9944
 Date of assessment: 08 April 2016 Type of assessment: RUCSAP, existing dwelling
 Date of certificate: 20 April 2016 Total floor area: 48 m²

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:	£ 1,293
Over 3 years you could save	£ 273

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 105 over 3 years	You could save £ 273 over 3 years
Heating	£ 846 over 3 years	£ 654 over 3 years	
Hot Water	£ 294 over 3 years	£ 258 over 3 years	
Totals	£ 1,293	£ 1,020	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100) 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: 73 Potential: 78

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 75	✓
2 Low energy lighting for all fixed outlets	£10	£ 36	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 105	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Property description



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7, Bayes Close , SE26 6DH · 1 bedroom Flat

£1,550 pcm

Newly refurbished lovely one bed ground floor garden flat set in a secluded residential cul de sac of similar properties located within 600 yards of Sydenham mainline station. The flat is in excellent condition and is double glazed throughout. The hallway has a large walk in wardrobe and a further built in storage cupboard. The bathroom is in good condition with a shower over the bath, toilet and wash hand basin. The kitchen is brand new having been completely renovated. There are white gloss units with a new granite effect worktop, new oven, hob and extractor fan, new washing machine, new sink and mixer tap and all white goods are included. The bedroom is well proportioned with plenty of space for a bed and wardrobes. The reception room is a good size and has double doors leading to the rear patio garden. The garden is a nice secluded space and also has access from the rear through double gates.

Bayes Close is just off Lawrie Park Road, close to all the amenities and transport facilities Sydenham has to offer. Sydenham Station has regular train links into town via the Overground and National Rail to London Bridge.

This is a really nice and well located one bedroom flat. Available April 2026

Property features

- Newly refurbished one bed garden flat.
- Good size reception room
- Newly refurbished bathroom
- Newly fitted kitchen
- Private patio garden
- 600 yds of Sydenham Station (Overground) (NR London Bridge)
- Available 10th April 2026
- Double glazing throughout
- Close to amenities of Sydenham high street
- Green open spaces of Sydenham Wells and Crystal Palace park near by



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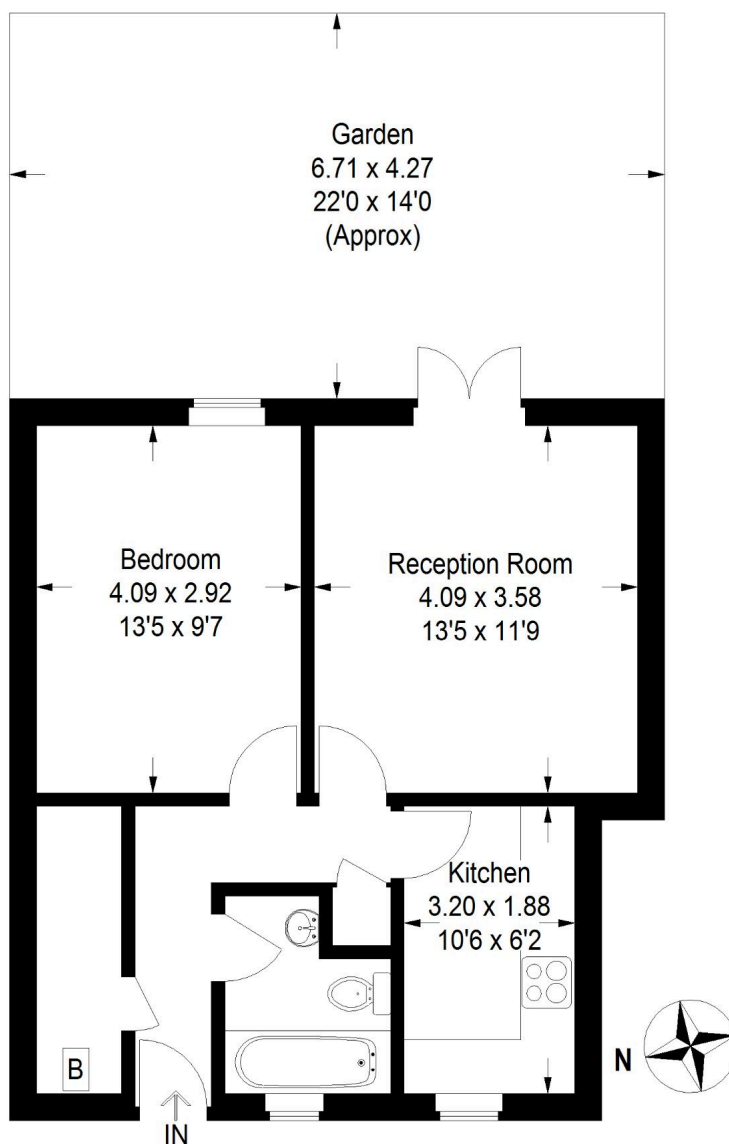
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Bayes Close



Ground Floor

Approximate Gross Internal Area = 47.9 sq m / 516 sq ft

Illustration for identification purposes only,
measurements are approximate.

Drawn For Pickwick Estates



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