

14a, Ebsworth Street, SE23 1ES · 2 bedroom House

£2,200 pcm



ALPS Estates Ltd trading as Pickwick Estates

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

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*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*



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**Energy Performance Certificate**

Ebsworth Street  
LONDON  
SE23 1ES

Dwelling type: Mid-terrace house  
Date of assessment: 08 March 2011  
Date of certificate: 08 March 2011

Type of assessment: RdSAP, existing dwelling  
Total floor area: 88 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environment Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	C	68	68

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	213 kWh/m <sup>2</sup> per year	213 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.1 tonnes per year	3.1 tonnes per year
Lighting	£46 per year	£46 per year
Heating	£594 per year	£594 per year
Hot water	£101 per year	£101 per year

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.

## Property description



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Beautifully presented is this two double bedroom Victorian half-house property. Situated over two floors this property comprises separate lounge and dining room and a modern fitted kitchen to the ground floor and two double bedrooms and large upstairs bathroom with white suite to the first floor. Externally there is a well maintained garden. Another benefit is that this property is extremely close proximity to Honor Oak Park Train Station.

## Property features

- Half-house Victorian terraced house
- Two double bedrooms
- Modern fitted kitchen and upstairs bathroom
- Separate lounge and dining room
- Private well maintained garden
- Close proximity to Honor Oak Park Train Station



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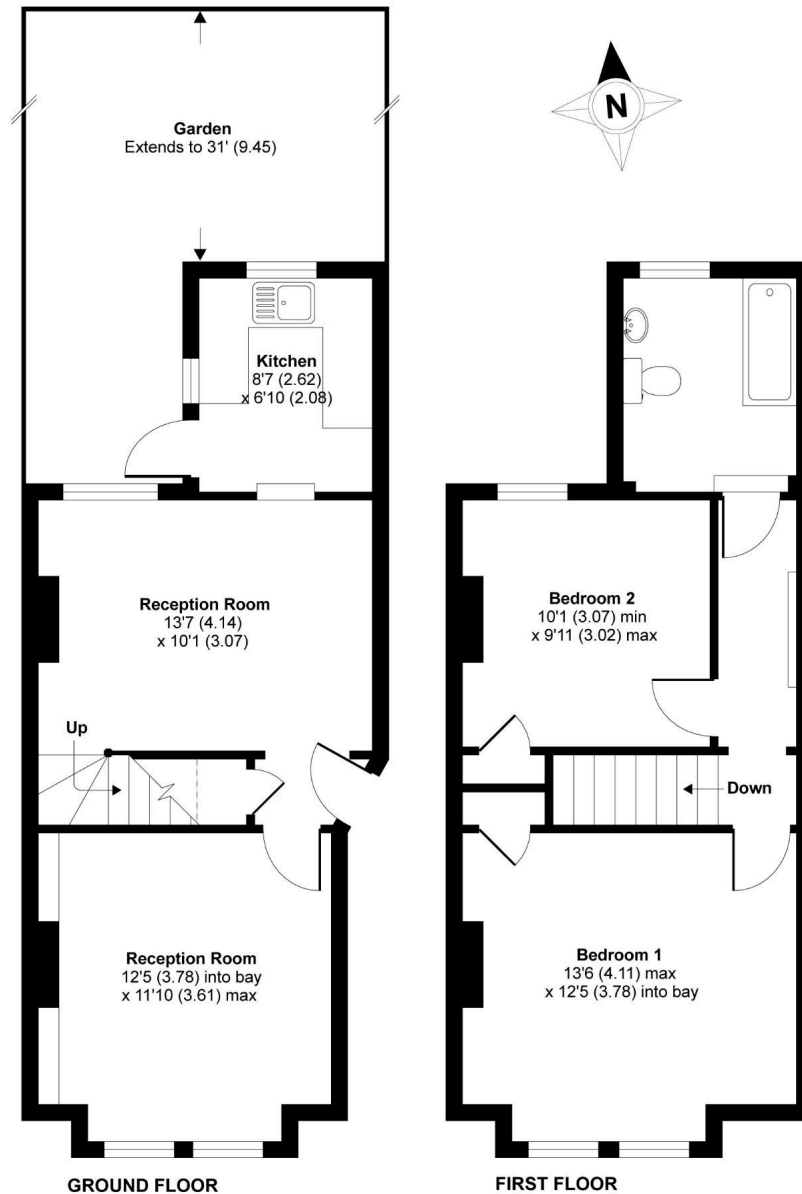
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## Ebsworth Street, London, SE23

APPROX. GROSS INTERNAL FLOOR AREA 788 SQ FT 73.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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