



Energy Performance Certificate

46, Llanover Road, LONDON, SE18 3SU
 Dwelling type: Mid-terrace house
 Date of assessment: 08 October 2015
 Date of certificate: 13 October 2015
 Reference number: 8595-7720-3489-0968-1902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 121 m²

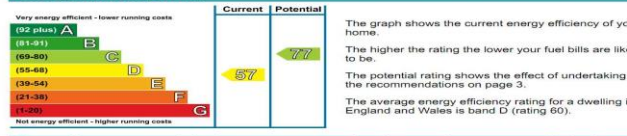
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,840
Over 3 years you could save: £ 1,146

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 285 over 3 years	£ 207 over 3 years	£ 207 over 3 years
Heating	£ 3,258 over 3 years	£ 2,298 over 3 years	£ 2,298 over 3 years
Hot Water	£ 294 over 3 years	£ 189 over 3 years	£ 189 over 3 years
Totals	£ 3,840	£ 2,694	£ 2,694

You could save £ 1,146 over 3 years

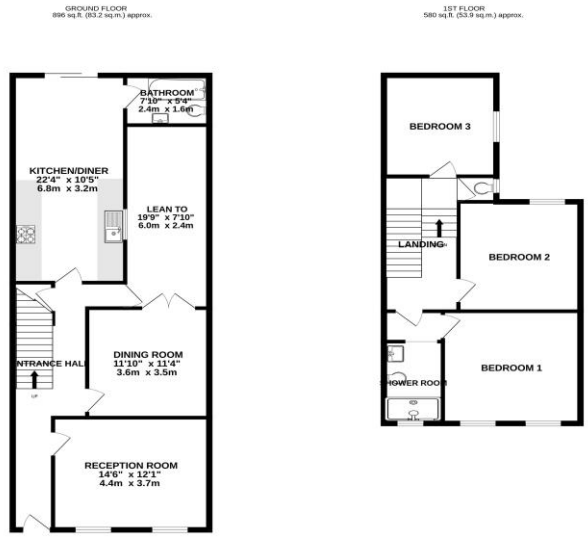
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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 Internal or external wall insulation	£4,000 - £14,000	£ 729	Yes
2 Floor insulation (suspended floor)	£800 - £1,200	£ 114	Yes
3 Low energy lighting for all fixed outlets	£50	£ 69	Yes

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/save/energy 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.



TOTAL FLOOR AREA: 1478 sq ft (137.3 sq m) approx.
 500 sq ft (46.5 sq m) approx.
 978 sq ft (90.8 sq m) approx.



Llanover Road, Plumstead, SE18 3SU

Price £510,000 Freehold



To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service

Hi Residential Limited. Registered in England No. 10082765. Registered office: Heritage House, 34b North Cray Road, Bexley, United Kingdom, DA5 3LZ

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Property Details

Elegantly Appointed 3-Bedroom Mid-Terrace House Brought to Market by HI Residential

HI Residential is proud to present this exquisitely maintained three double bedroom mid-terrace house, a testament to impeccable care and attention to detail. Set over two floors, this home offers a harmonious blend of spacious living and traditional charm. As you step into the entrance hall, you're immediately greeted by the warmth of original wood flooring, setting a tone of classic elegance. The house flows into a cozy lounge and a second reception room, both spaces exuding comfort and style, perfect for family gatherings or quiet evenings in. The heart of this home is the traditional kitchen, equipped with fitted units and maintaining its original tiled flooring, capturing a sense of time-honored charm. The kitchen extends into a spacious dining room, thoughtfully extended and featuring doors that open out to the garden, seamlessly connecting indoor and outdoor living. Adjacent to the dining room, a modern downstairs bathroom and a substantially sized utility room with appliances and abundant storage space add to the home's functionality. The first floor houses three well-proportioned double bedrooms, each offering a peaceful retreat. Complementing these rooms is a well-appointed shower room, completing the home's comfortable living arrangements. Step outside to discover the expansive lawn garden, featuring a beautifully paved patio area complete with garden furniture – a perfect setting for outdoor relaxation and entertainment. Additional benefits of this exquisite property include gas central heating and double glazing throughout, ensuring a comfortable living environment year-round. This mid-terrace house is not just a place to live; it's a home that has been cherished and maintained with the utmost care, ready for its new owners to enjoy. Don't miss the opportunity to view this exceptional property, brought to you by HI Residential.

