



- Modern fitted kitchen
- Large lounge
- gch & d/g
- Modern bathroom & toilet
- Furnished
- Close to B.R



70c Parkview Road New Eltham London Greater London SE9 3QW

This spacious, 2 bed split level conversion flat in an ideal location for commuters just 7 minute walk to New Eltham B.R (zone 4), newly fitted kitchen/diner with appliances inc dishwasher, large lounge, modern fitted bathroom & toilet with shower over bath, 2 large bedrooms, gch & d/g, neutral decor and carpets throughout, own garden to rear, off street parking, furnished. The rent is to include a gardener, close to buses, local shops and easy access to A20.





What did you think? Your notes:

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What's next?

If you would like to view, make an offer or have an enquiry about this or any of our properties, then give us a call:

020 8859 4000

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

NEL1017

New Eltham

020 8859 4000

405 Footscray Road, New Eltham, SE9 3UL

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Energy Performance Certificate **S&P**

Dwelling type: 1-st floor maisonette
 Date of assessment: 24 August 2009
 Date of certificate: 24 August 2009
 Reference number: 0256-2864-6486-0521-5655
 Total floor area: 68 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		Environmental Impact Rating (CO ₂)	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	H	H
H	H	I	I
I	I	J	J

England & Wales
 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.

England & Wales
 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	389 kWh/m ² per year	312 kWh/m ² per year
Carbon dioxide emissions	9.5 tonnes per year	4.4 tonnes per year
Lighting	£45 per year	£45 per year
Heating	£822 per year	£376 per year
Hot water	£117 per year	£39 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety charges. This certificate has been provided for comparative purposes only and enables one home to be compared with other properties based on the same assumptions. Due to fluctuations in fuel prices, fuel costs can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance. For more information on how to make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhpc

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