

Strickland Street | London | SE8 4JB

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Bryan & Keegan
ESTATE AGENTS

- Chain Free
- Three Bedrooms
- Large reception
- Close to public transport





An attractive terraced house that occupies a convenient and sought after location in the St John's conservation area, with the added benefit of no onward chain.

Beyond this pretty brick exterior is a charming family home which measures nearly 1000 square feet but still offers scope for further extension and improvement.

Key features of the property include three double bedrooms, a vast reception room, high ceilings, stripped and varnished floor boards, fitted kitchen, quiet location and a south easterly facing rear garden.

Strickland Street is extremely well placed for transport links with St John's station, Deptford Bridge & Elverson Road DLR stations all less than half a mile away. Other notable points of

interest include Brockley Food Market, Hillyfields and Brookmill Parks and Ashmead Primary School.

Offered to the market with no onward chain.

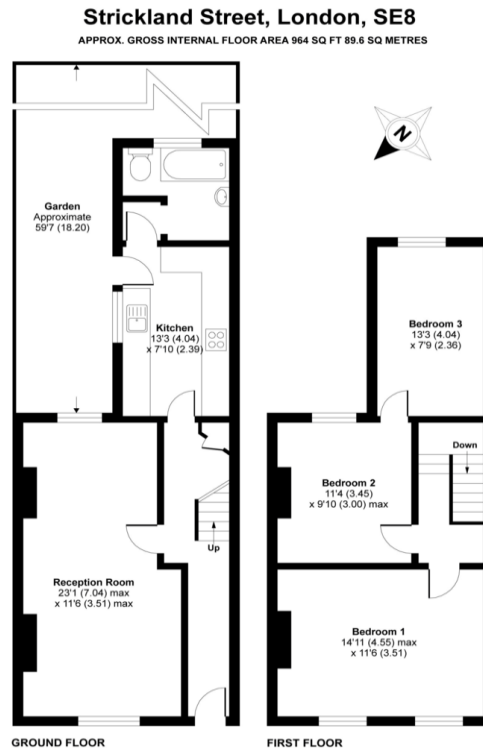


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation 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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Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

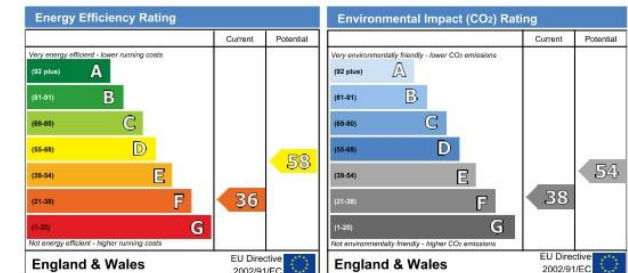
Energy Performance Certificate



Strickland Street,
LONDON,
SE8 4JB

Dwelling type: Mid-terrace house
Date of assessment: 21 May 2010
Date of certificate: 24 May 2010
Reference number: 0477-2869-6257-9220-3511
Type of assessment: RdSAP, existing dwelling
Total floor area: 92 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.



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 this 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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	458 kWh/m ² per year	314 kWh/m ² per year
Carbon dioxide emissions	6.9 tonnes per year	4.7 tonnes per year
Lighting	£95 per year	£53 per year
Heating	£977 per year	£680 per year
Hot water	£322 per year	£176 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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



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