Hazeldon Road | Brockley | London | SE4 2DD

Bryan&Keegan
ESTATE AGENTS

- Split level
- Share of the freehold
- Neutral décor
- Modern kitchen









This charming period split level conversion offers bright rooms, a popular location and accommodation that measures in excess of 650 square feet. It should also prove a practical purchase as its being sold with a long lease and a share of the freehold.

Key features include two good sized bedrooms, a modern kitchen, a large reception room, period fireplace, double glazing, gas central heating, neutral bathroom suite and an additional storage room to the side of the property (shared with the downstairs flat).

Hazeldon Road occupies a popular location and is well located for transport links such as Crofton Park rail or Honor Oak Park overground stations. The local high street offers a variety of amenities including coffee shops, restaurants, supermarkets and a public library. Once you reach the end of Hazeldon Road, a left turn takes you to a listed ballroom or turn right to go to the Brockley jack - A friendly pub with a theatre attached to the side.

There are good schools close by including Beecroft Garden and Stillness Primary in addition to the green spaces of Ladywell Fields or Guys Hospital Sports ground. Early viewing is most definitely recommended.


WE WILL ALWAYS
LOVE YOU!











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Hazeldon Road, SE4

Approximate Gross Internal Area
First Floor = 49.9 sq m / 537 sq ft
Top Floor = 11.9 sq m / 128 sq ft
Total = 61.8 sq m / 665 sq ft



First Floor

Top Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID455415)

Energy Performance Certificate

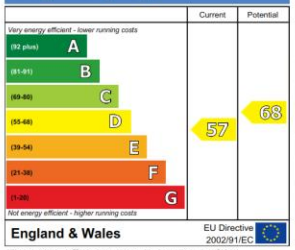
SAP

9b, Hazeldon Road,
LONDON, SE4 2DD

Dwelling type:	Mid-floor flat
Date of assessment:	19 January 2009
Date of certificate:	19 January 2009
Reference number:	8806-8414-9520-7296-5913
Total floor area:	68 m²

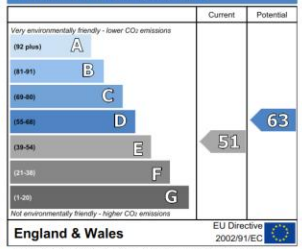
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



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.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO_2) 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	366 kWh/m² per year	275 kWh/m² per year
Carbon dioxide emissions	4.2 tonnes per year	3.1 tonnes per year
Lighting	£67 per year	£33 per year
Heating	£568 per year	£461 per year
Hot water	£102 per year	£80 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 inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices 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.

energy saving recommended

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

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.