



## Elmdene Road, Woolwich, SE18 6TZ

### Price Guide Price £700,000 - £750,000



**Energy Performance Certificate** HM Government

33, Elmdene Road, LONDON, SE18 6TZ  
 Dwelling type: Mid-terrace house  
 Date of assessment: 19 July 2016  
 Date of certificate: 19 July 2016  
 Reference number: 0847-2661-7635-9196-8271  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 177 m<sup>2</sup>

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:	£ 4,626
Over 3 years you could save	£ 1,008

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	
Heating	£ 4,014 over 3 years	£ 3,006 over 3 years	
Hot Water	£ 348 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 4,626</b>	<b>£ 3,618</b>	<b>You could save £ 1,008 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
A (92-100)		76	
B (81-91)			
C (69-80)			
D (55-68)	61		
E (39-54)			
F (21-38)			
G (1-20)			

**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	£ 780	✓
2 Draught proofing	£80 - £120	£ 51	✓
3 Heating controls (room thermostat)	£350 - £450	£ 174	✓

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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*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*

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## Property Details

Raised Ground Floor

Entrance Hall

Bedroom 1 17' 5" x 12' 10" (5.30m x 3.92m)

Bedroom 2 14' 3" x 12' 6" (4.35m x 3.82m)

Family Bathroom 10' 0" x 7' 4" (3.05m x 2.23m)

WC

Basement Hallway

Lounge 17' 3" x 12' 6" (5.27m x 3.81m)

Bedroom 3/Reception Room 14' 1" x 12' 7" (4.28m x 3.83m)

Kitchen 16' 5" x 10' 3" (5.01m x 3.12m)

Dining Room 9' 8" x 8' 0" (2.94m x 2.44m)

First Floor Landing

Bedroom 4 14' 6" x 12' 10" (4.41m x 3.92m)

En-suite

Bedroom 5 13' 11" x 12' 8" (4.24m x 3.86m)

Bathroom

3<sup>rd</sup> Floor

Bedroom 6 18' 11" x 10' 2" (5.76m x 3.1m)

Bedroom 7 12' 6" x 11' 10" (3.81m x 3.61m)

Shower Room

Garden

We are excited to present a truly exceptional opportunity in the property market – a substantial seven double bedroom, two reception Victorian townhouse, a rarity in size and potential. This impressive residence is ideally situated just a short walk from Woolwich town centre, a vibrant area known for its wide array of shops and excellent transport links, including the highly anticipated New Elizabeth Line. This grand Victorian townhouse is a treasure trove of space and elegance, boasting seven generously sized double bedrooms and two well-proportioned reception rooms, providing ample space for family living and entertaining. The added luxury of four bathrooms ensures convenience and privacy for all household members. Among the notable features of this magnificent property are the practical benefits of double glazing and gas central heating, ensuring a comfortable and energy-efficient living environment throughout the year. The property is presented in beautiful condition, reflecting a blend of classic charm and modern comfort, making it an ideal choice for those seeking a spacious and distinguished family home. While the house is in beautiful condition, some areas may benefit from modernisation, offering the new owners a fantastic opportunity to infuse the property with their own style and vision. This is a chance to create a bespoke living space that perfectly aligns with your lifestyle and preferences. Properties of this size and potential rarely come to the market, making this an opportunity not to be missed. Internal viewing is highly recommended to fully appreciate the grandeur, space, and potential of this exquisite Victorian townhouse. Whether you're looking for a spacious family home or a property with immense potential, this residence is sure to exceed your expectations. Don't miss out on the chance to make this remarkable house your new home. Get in touch today to arrange a viewing.

