

Energy Performance Certificate



Flat 18 Bywater House, Harlinger Street, LONDON, SE18 5SP

Dwelling type: Mid-floor flat
 Date of assessment: 03 March 2015
 Date of certificate: 03 March 2015
 Reference number: 0178-1005-7257-3435-7974
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 50 m²

Use this document to:

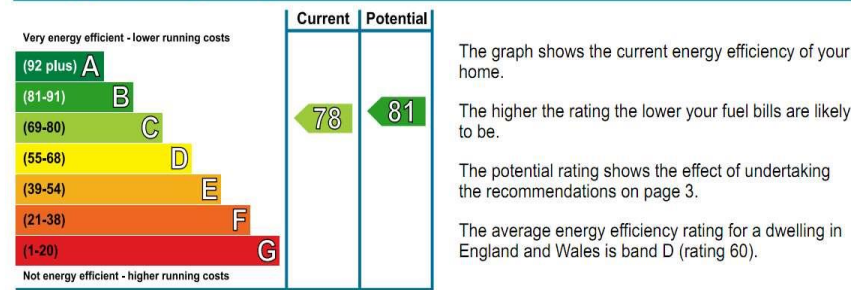
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,068
Over 3 years you could save	£ 144

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 117 over 3 years	
Heating	£ 531 over 3 years	£ 429 over 3 years	
Hot Water	£ 378 over 3 years	£ 378 over 3 years	
Totals	£ 1,068	£ 924	

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.

Energy Efficiency Rating



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 Low energy lighting for all fixed outlets	£10	£ 30	
2 High heat retention storage heaters	£1,200 - £1,800	£ 111	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy 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.

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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24 Plumstead Common Road
Plumstead
London
SE18 3TN

- First Floor Apartment
- Two Bedrooms
- Direct View Over River
- Double Glazed
- Allocated Parking
- Electric Heating
- No Chain
- Great FTB/Investment

Harlinger Street, Woolwich, SE18 5SP

Monthly Rental Of £1,025 Leasehold

Property Details

Communal Entrance Hall

Entrance Hall

Lounge 14' 9" x 12' 0" (4.49m x 3.65m)

Kitchen 9' 7" x 7' 10" (2.92m x 2.39m)

Bedroom 1 11' 6" x 9' 0" (3.50m x 2.74m)

Bedroom 2 10' 5" x 7' 0" (3.17m x 2.13m)

Bathroom

Allocated Parking

Guide Price £230,000 - £245,000. SMART 2 bedroom FIRST FLOOR FLAT, situated within a modern block, on the popular King Henrys Wharf development and benefiting with DIRECT VIEWS OVER THE RIVER THAMES. The property comprises communal entrance hall with stairs leading to entrance hall, lounge, kitchen, 2 bedrooms and bathroom. Outside there are communal gardens and allocated parking. Other benefits include double glazing and heating. Woolwich Town Centre is within approx. half mile from this lovely home.

