



**Victoria Park Road, London**

**£340,000**

LEASEHOLD



**One Bedroom Apartment**  
**Found within a Victorian Conversion**  
**Well suited for 1st Time Buyers & Investors**  
**Moments from Victoria Park & Local Shops**





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Conveniently situated just moments from Victoria Park Village and an easy commute to London Fields and Bethnal Green stations, we offer this 1st floor apartment found within this beautiful Victorian property. The property comprises of Lounge/Diner & Bedroom with bathroom leading off. Priced to attract 1st time buyers and investors: Please note a tenant is in situ & may wish to continue their tenancy agreement.



## Energy Performance Certificate



153b, Victoria Park Road, LONDON, E9 7JL

Dwelling type: Mid-floor flat  
Date of assessment: 20 March 2015  
Date of certificate: 21 March 2015  
Reference number: 8765-7327-3600-0410-9922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 34 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: £ 1,638

Over 3 years you could save: £ 744

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 75 over 3 years	
Heating	£ 1,263 over 3 years	£ 588 over 3 years	
Hot Water	£ 225 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 1,638</b>	<b>£ 894</b>	<b>You could save £ 744 over 3 years</b>

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



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).

### 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 Flat roof insulation	£850 - £1,500	£ 45	
2 Internal or external wall insulation	£4,000 - £14,000	£ 435	
3 Low energy lighting for all fixed outlets	£35	£ 63	

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.direct.gov.uk/savingenergy](http://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.

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Lease

106 Years Years remaining

Service/Maintenance Charge

To be confirmed

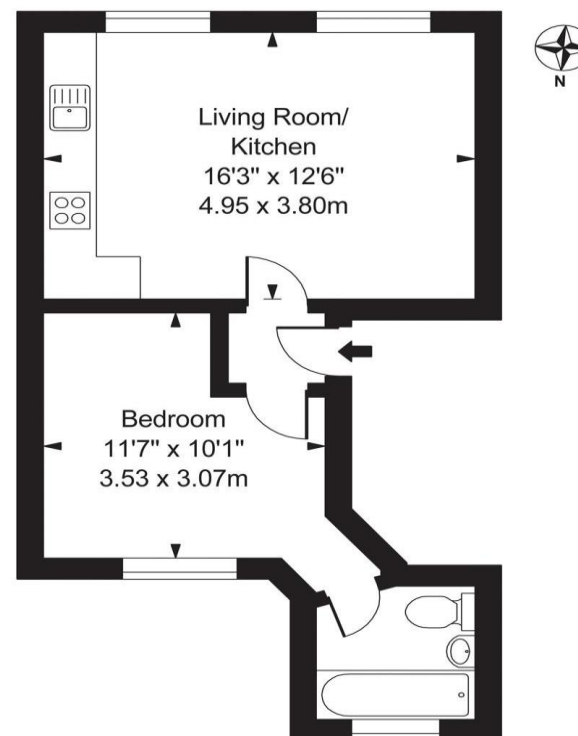
Ground Rent

To be confirmed

Council Tax Band

C

Victoria Park Road, E9  
Approx. Gross Internal Area 370 Sq Ft - 34.42 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**PLEASE NOTE:** These sales particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Please contact our office at

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