

Tatnell Road , SE23 (4 bedroom House)

£925,000



property description

Prepare to be amazed by this architecturally designed bespoke 4 bedroom family home. Recently refurbished and extended is this unique Edwardian house located on this very popular residential road in the heart of Honor Oak Park. The house has been fully networked with Cat 6 cabling and has been extended to create a purpose built office/studio space. The current vendors have made extensive improvements to the house and garden over the years. They employed Red Squirrel Architects to design the extension and internal re-structure and improvements. Red Squirrel also project managed the work and administered the contract. The house benefits from a dedicated cinema room for film nights, gaming...

property features

- Architecturally designed bespoke 4 bedroom family home
- South facing landscaped rear garden
- Modern extension adding Cinema room and office space
- Extended modern kitchen breakfast room
- Family bathroom
- Close to Honor Oak Park station (Overground and National Rail)

ALPS Estates Ltd trading as Pickwick Estates
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Approximate Gross Internal Area = 144.4 sq m / 1555 sq ft
 Illustration for identification purposes only.
 Measurements are approximate.
 Drawn for Pickwick Estates

Energy Performance Certificate

S&P

1, Tatnell Road, LONDON, SE23 1JL

Building type: **End-terrace house**
 Date of assessment: **18 April 2016**
 Date of certificate: **18 April 2016**
 This data document is:

- Complete current energy performance to see which properties are more energy efficient
- Property owners can save energy and money by following performance measures

Estimated energy costs of heating for 3 years: **£ 6,287**

Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 227 over 3 years
Heating	£ 3,661 over 3 years	£ 2,092 over 3 years
Hot Water	£ 2,455 over 3 years	£ 3,548
Total	£ 6,287	£ 6,017

Over 3 years you could save **£ 270**

Energy Efficiency Rating: **C**

The graph shows the current energy efficiency of your home. The higher the rating the lower your bill will be and likely the more comfortable your home will be. The national average (shown for the sake of comparison) is shown in grey. The average energy efficiency rating for a building in England and Wales is shown in black (D rating 60).

Top actions you can take to save money and make your home more efficient:

Recommended measure	Indicative cost	Typical energy savings over 3 years	Green Deal
1 External or internal wall insulation	£4,000 - £14,000	£ 543	✓
2 Low energy lighting for all fixed outlets	£0	£ 189	✓
3 Smart powerstrip sockets 2.1 kW	£3,000 - £4,000	£ 234	✓

The top of each block of the recommended measures that give the highest potential energy savings is shown in green. The bottom of each block is shown in yellow. The bottom of each block is shown in red. The bottom of each block is shown in red. The bottom of each block is shown in red.

For Full EPC information, click [here](#)