

Tyson Road, SE23 (2 bedroom Flat)

£385,000



property description

Occupying the whole of the 2nd floor of this stunning Victorian semi detached house is a superb two double bedroom flat. The flat is very well proportioned and also comes with the garage which is rented for approximately £14 per week and has a share of the rear garden. The house sits proudly at the top of Tyson Road which allows this flat to have lovely views over South London and the Kent countryside. Tyson Road is well located to local amenities, close to Horniman Gardens, Fairlawn Primary school (Outstanding Ofstead) and both Forest Hill and Honor Oak Park stations. The entrance to the flat is on the 1st floor where there is a good size landing offering enough space for a shoe rack and coats to hang up. The main reception room is at the front of the house, it is a generous size and has lovely views over South London and Kent. Also at the front of the house is the Kitchen which is well proportioned and in good order with fitted wall and base level units, laminate worktops, fitted oven, hob and space for a dishwasher, washing machine and fridge freezer. The bathr...

property features

- Lovely 2 double bed flat on the 2nd floor of this stunning Victorian house
- Good size reception room
- Fully fitted kitchen
- Tiled bathroom
- Allocated share of rear garden
- Close to Honor Oak park and Forest Hill stations (London Bridge and Overground)

ALPS Estates Ltd trading as Pickwick Estates
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Tyson Road
Approximate Gross Internal Area
739 sq ft / 68.7 sq m



First Floor

Second Floor

Illustration for identification purposes only.
measurements are approximate.
Drawn for Pickwick Estates.

Energy Performance Certificate

Property type: Two-bed flat
Date of assessment: 21 March 2018
Date of certificate: 22 April 2018
Reference number: 85247
Type of assessment: RSC1 - existing building
Total floor area: 68 m²

Estimated energy costs of this home
 Over 3 years you could save **£ 2,826**

Current costs	Potential costs	Potential savings
Lighting £ 292 over 3 years	£ 147 over 3 years	£ 145 over 3 years
Heating £ 2,229 over 3 years	£ 1,505 over 3 years	£ 724 over 3 years
Hot water £ 428 over 3 years	£ 232 over 3 years	£ 196 over 3 years
Total £ 2,749 over 3 years	£ 1,884 over 3 years	£ 865 over 3 years

Energy Efficiency Rating

Recommended measures
 1. Measure of external wall insulation
 2. Measure of internal wall insulation
 3. Measure of roof insulation
 4. Measure of floor insulation
 5. Measure of window insulation
 6. Measure of heating system controls
 7. Measure of lighting controls
 8. Measure of hot water controls
 9. Measure of hot water tank insulation
 10. Measure of hot water pipe insulation
 11. Measure of hot water pipe lagging
 12. Measure of hot water pipe insulation
 13. Measure of hot water pipe insulation
 14. Measure of hot water pipe insulation
 15. Measure of hot water pipe insulation

Typical energy consumption
 kWh per year
 Heating: 11,400
 Hot water: 2,400
 Lighting: 1,000
 Total: 14,800

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