



## property description

Sitting proudly on the corner of Devonshire Road and Benson Road is this simply stunning two double bedroom garden flat, set on the ground floor of a handsome detached Victorian house. The flat benefits from being sold with a share of freehold and has been tastefully decorated to a modern style yet still maintaining an abundance of original period features. As you approach the property you are immediately impressed by the striking Victorian façade of yellow stock brick, period detailing and large sash windows. It is set back from the road with a private communal front garden. An arched porch contains a large front door with beautiful stained glass windows leading to the communal hallway. ...

## property features

- Beautifully presented 2 double bedroom garden flat
- Occupying the whole ground floor of this stunning detached Victorian house
- Huge reception room with high ceilings and period
- West facing private rear garden with side return access
- Stylish bathroom
- Fully fitted kitchen with direct access to the garden

ALPS Estates Ltd trading as Pickwick Estates  
 47 Honor Oak Park Honor Oak  
 London, SE23 1EA, United Kingdom  
 Reg No : 7444750  
 Registered in England

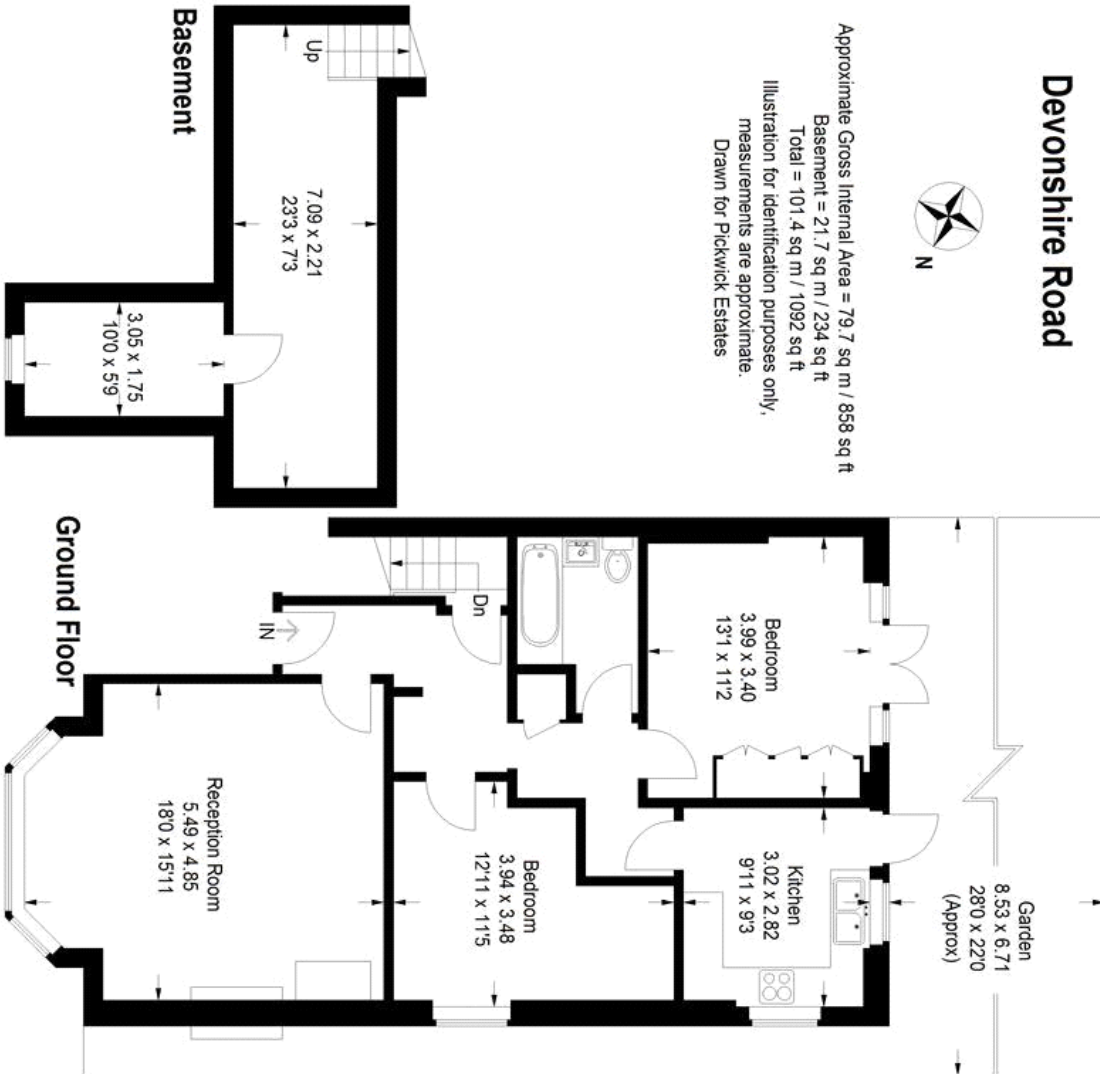
Telephone : 020 3397 1166  
 Website : <https://www.pickwickestates.co.uk>



Devonshire Road



Approximate Gross Internal Area = 79.7 sq m / 858 sq ft  
 Basement = 21.7 sq m / 234 sq ft  
 Total = 101.4 sq m / 1092 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate.  
 Drawn for Pickwick Estates



**Energy Performance Certificate**

Flat B, 117, Devonshire Road, LONDON, SE23 3JZ

Building type: Top-floor flat  
 Date of certificate: 21 May 2013  
 Valid until: 21 May 2018

Reference number: 8277242520705488-486  
 Rating band: B  
 Total floor area: 82 m<sup>2</sup>

Use this document to:

- Compare current energy performance to other properties and assess energy efficiency
- Identify areas where energy efficiency can be improved
- Estimate energy costs of owning the property

**Estimated energy costs of owning for 3 years:** **£ 3,316**

**Chart 3 shows your current score: **£ 1,590****

Category	Current score	Potential score
Lighting	£ 200 over 3 years	£ 100 over 3 years
Heating	£ 200 over 3 years	£ 100 over 3 years
Hot Water	£ 200 over 3 years	£ 200 over 3 years
<b>TOTAL</b>	<b>£ 2,300</b>	<b>£ 2,300</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years. The figures are based on the energy performance of the property and the typical consumption and outputs, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your property. The figure to the right shows the energy efficiency of your property. The figure to the right shows the energy efficiency of your property. The figure to the right shows the energy efficiency of your property.

**TOP ACTIONS YOU CAN TAKE TO SAVE MONEY AND MAKE YOUR HOME MORE EFFICIENT**

Measure	Estimated cost	Typical savings over 3 years
1. Heating controls (thermostats, radiator valves)	£200 - £1,000	£100 - £100
2. Heating controls (thermostats, radiator valves)	£200 - £1,000	£100 - £100
3. Heating controls (thermostats, radiator valves)	£200 - £1,000	£100 - £100

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