

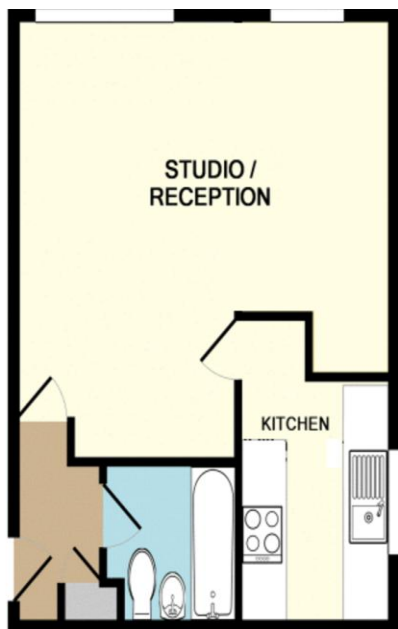


PAUL GRAHAM



Flat 10, 26 Mill Green Road, Mitcham Junction, CR4 4HY | **Guide Price £170,000**

A purpose built studio apartment on the top floor with allocated parking and private loft storage. The property is conveniently located close to amenities, bus routes, Tramlink and both Hackbridge and Mitcham Junction mainline stations.



ENTRANCE HALL

LIVING ROOM 15' 9" x 9' 2" (4.8m x 2.79m)

BEDROOM AREA 10' 7" x 6' 8" (3.23m x 2.03m)

KITCHEN 11' 1" x 6' 6" (3.38m x 1.98m)

BATHROOM 6' 1" x 6' 0" (1.85m x 1.83m)

LOFT STORAGE

ALLOCATED PARKING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Energy Performance Certificate

File 10
24, Hill Green Road
MIDWATER
CV4 4HY

Dwelling type: Top floor flat
Date of assessment: 30 April 2011
Date of certificate: 30 April 2011
Reference number: 8619-6224-6310-5610-8872
Type of assessment: RPSAP, existing dwelling
Total floor area: 32 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	443 kWh/m ² per year	400 kWh/m ² per year	
Carbon dioxide emissions	2.5 tonnes per year	2.3 tonnes per year	
Lighting	£34 per year	£20 per year	
Heating	£363 per year	£320 per year	
Hot water	£195 per year	£195 per year	

You could save up to £58 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a mark and every energy-efficient product should have it.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance.

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