



Your House Notes

Welcome to 72 Elspeth Road

Richard and Sarah, your landlords, bought the property situated at number 72 Elspeth Road in December 2003. Throughout that Christmas they bought new furniture and painted the rooms, ready for new tenants. The New Year brought with it the first two tenants to move in with Richard and Sarah, and the following months saw the loft being converted to create a new bedroom and a shower room. September saw the fifth and final housemate move in.

Although quite a mammoth task, the end result of the refurbishment is a beautiful South London five bedroom, three bathroom terrace, styled throughout with a modern interior sympathetic to its Victorian background. The house is ideally placed, being close to Clapham Junction over ground station, Clapham Common underground station, and a number of bus and car routes. Clapham Common itself is situated at the end of Elspeth Road, and the shops and restaurants of Clapham Junction, Battersea Rise, Northcote Road and St John's Hill are all within a short walking distance from the house.

We hope you enjoy your time at number 72, and to make your life a bit easier we have put together this Welcome Pack, which includes your Contract, Itinerary and some other House Notes with general details about the property.

The house also has a website at www.elsepth72.co.uk which is likely to be more up to date than any hard copy documents you may have. It will also have the most up to date contact information for Richard and Sarah. If in doubt, please check there.

Your House Notes

Please find enclosed some useful information about the house. Your Itinerary details more information about what fixtures and fittings not included here are supplied in the house.

1. Gas

The meter is situated in the cellar. The heating and hot water are powered by the gas boiler. The fire in the lounge and the hob in the kitchen are also powered by gas.

1.1 Water and heating

1.1.1 The hot water tanks:

There are two hot water storage tanks in the house; one is situated in the bedroom 1 airing cupboard and the other in the loft next to bedroom 5. The tanks store hot water heated by the boiler. Water from the tank in bedroom 1 is used by the kitchen (sink, washing machine, and dishwasher) and shower room 1 (sink and shower). Water from the tank in the loft next to bedroom 5 is used by the bathroom (sink and bath) and shower room 2 (sink and shower). The shower in the bathroom is electric and heats its own water as and when it is used.

1.1.2 The cold water tank:

The cold water tank is situated in the top cupboard on the landing outside bedroom 5.

1.1.3 The boiler

The boiler is situated in the wall mounted cupboard next to the back door in the kitchen. The boiler is controlled by the white panel under the boiler cupboard in the kitchen. Water can be heated by the boiler continuously, once a day, twice a day, or never by selecting the appropriate option on the panel. If selecting once or twice a day, the appropriate times will also need to be entered. The heating can be turned on continuously, once a day, twice a day, or never by selecting the appropriate option on the panel. If selecting once or twice a day, the appropriate times will also need to be entered.

1.1.4 Manually turning on the hot water

If the hot water runs short and you need to heat some outside the automatic scheduled hours, you can use either the control panel (gas) or the immersion switches (electricity). Using the control panel, either press the button next to 'hot water' for the boiler to heat hot water for an hour, or move the switch to the 'continuous' position. The first of these two options will automatically turn itself off after an hour. The immersion switches are situated next to each hot water tank. These use an electric heater to heat the water in the tank. Beware, as this method uses a lot of electricity and will not automatically switch itself off.

1.1.5 Manually turning on the heating

Should you wish to put the heating outside the automatic scheduled hours, either press the button next to 'heating' for the boiler to operate for an hour, or move

the switch to the 'continuous' position. The first of these two options will automatically turn itself off after an hour.

1.2 Gas fire

Situated in the lounge, this can be turned on using the switches located behind the 'base plate' under the fire itself. Remove the base plate by pulling on the round handle. Push in the knob and turn to the left as far as it will go whilst pushed in. You will hear the spark as you do this. Hold for 15 seconds to allow the gas supply to ignite fully. Slowly release the knob by letting it push back out and turn fully to the left for full heat. Turning to the right once it is running will turn the heat down, and turning fully to the right back to the start position will turn off the gas supply and switch the fire off.

2. Electricity

2.1 Meter

The meter and the switchboard with fuses are situated in the cellar. The fan oven and grill in the kitchen and the shower in the bathroom are powered by electricity, amongst the other usual appliances.

2.2 Lights

2.1.1 Porch

The light in the porch is light and motion sensitive; when the ambient light reaches a certain level, motion will trigger the sensor. The light and motion sensitivity can be altered using the switches on the sensor located in the porch. The switch to this light must be turned on for the light and sensor to operate, and the switch is located inside in the hall, next to the front door.

2.2.2 Back wall

The light on the wall in the back garden is light and motion sensitive; when the ambient light reaches a certain level, motion will trigger the sensor. The light and motion sensitivity can be altered using the switches on the sensor on the light. The master switch for the light to operate is located at the top of the cellar stairs.

2.2.3 Back garden

The lights around the edge of the garden are plugged in to a socket in the kitchen. Turn the socket switch on for the lights to operate.

3. Telephone

3.1 Socket

The telephone socket is situated in the lounge on the right of the bay window on the same wall as the radiator. The telephone socket situated in bedroom 3 under the right hand window on the same wall as the radiator is not currently connected to BT, although does function.

3.2 Sky

The sky box is connected to the BT phone line (as described in the telephone section) and the sky satellite dish, located on the back of the house. It is connected to the BT socket via an extension cable running along the picture rail and to the satellite dish via a cable running along the skirting board and through a hole by the dining room French windows.

3.3 Wireless internet connection

The house comes with a wireless internet connection, supplied through the BT telephone socket by BT broadband. The box transmitting the wireless connection is situated on the dining room shelves and connected to the same BT extension socket as the sky box. The box keeps a constant connection to the internet, so you do not need to manually connect to a connection on your computer. Your computer may need an adaptor to 'talk' to the box, although newer computers come with this adaptor built in. Newer computers with an in-built adaptor or an adaptor inserted will recognise that the connection exists, and inform you whilst configuring themselves to use it. For older computers, you may need to ask your usual IT support contact how you should best configure your computer to use the wireless connection.

Should the box fail to make a connection, turn it off at the back and then back on again. The box will automatically reconnect to the internet and you will see the green lights flash to confirm this. The wireless connectivity should be available throughout the house and in the back garden, although the availability is not guaranteed this far from the box. You can also plug your computer in to the box using a USB cable for a wired connection.

The box is automatically configured with a firewall and has other settings to make it secure, so other nearby computers cannot use the connection and have access to computers using the connection. Although these settings exist, it is still your personal responsibility to make sure your own computer is protected against intrusion and the landlords take no responsibility for any personal data loss or damage through using this connection. You will need to collect access information to use the connection from the landlords.

4. Travel details

Transport for London (www.tfl.gov.uk) and National Rail (www.nationalrail.co.uk) have information on travelling around 72 Elspeth Road.

4.1 Train

Clapham Junction

Between 5 and 10 minute walk

Overland train services to Waterloo and Victoria (rush hour approximately every 3 minutes from 3 platforms to Waterloo and 3 platforms to Victoria) and to Brighton and the South West. Also to North London via Kensington Olympia and to West London.

Turn right out the house and then left at the traffic lights with Lavender Hill. Walk down Lavender Hill until you reach Alders – you will see the entrance to Clapham Junction within ShopStop on the other side of the road. Buses travel down Lavender Hill to Clapham Junction station.

4.2 Tube

4.2.1 Clapham Common

Between 15 and 20 minute walk or 10 minute bus ride

Northbound and southbound Northern line services via Charing Cross and Bank (change at Kennington)

Turn left out the house and then left at the end of the road. Walk straight on, down Clapham Common Northside which will turn into Long Road. Clapham Common tube is situated at the end of Long Road on Clapham High Street. Buses travel along Clapham Common Northside to Clapham Common station.

4.2.2 Vauxhall

One stop from Clapham Junction towards Waterloo, less than 5 minute journey
Northbound and southbound Victoria line services

Go to Clapham Junction and get on any stopping train to Waterloo. Change at Vauxhall for the Victoria line. Buses travel along Lavender Hill towards Vauxhall and take approximately 15 to 20 minutes.

4.3 Bus

Buses on Lavender Hill and Clapham Common Northside travel to all parts of London. Check the Transport for London website (www.tfl.gov.uk) for more information.

4.4 Car

Elspeth Road is situated off Clapham Common Northside, part of the the South Circular.

5. Local Information

5.1 Supermarkets

ASDA is the largest of the close supermarkets, and is situated on Lavender Hill. A Sainsburys Local can be found in ShopStop at Clapham Junction and a similarly sized Tesco Metro is situated on Battersea Rise. Somerfield is a little larger than these on the Northcote Road and finally Marks and Spencer's on St John's Road. Larger Sainsbury's stores can be found on Clapham High Street with another at Vauxhall station.