

Ribblesdale Road, Furzedown SW16

Tenure: Freehold Borough: Wandsworth

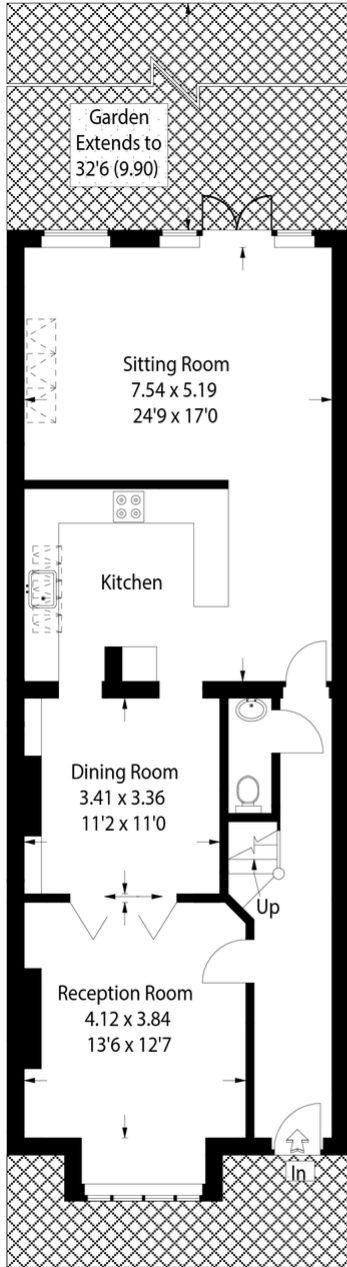
£800,000

- Three bedroom house
- Beautifully presented



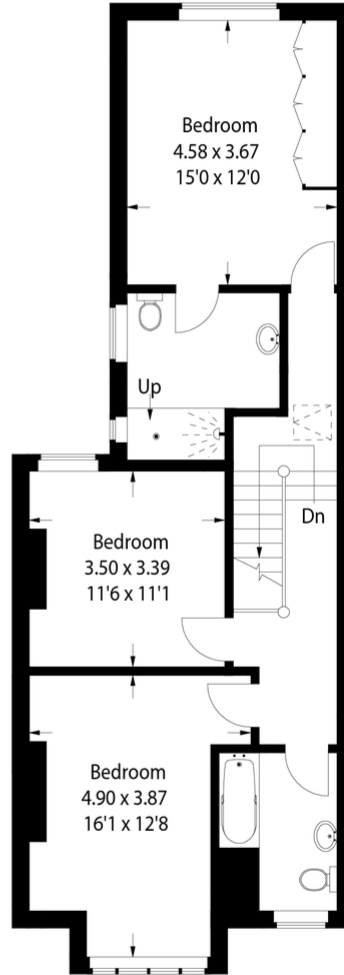
A charming three bedroom, two bathroom (one en-suite) late Victorian (built 1890) house on this popular street in Furzedown. The property has a wealth of period features including fireplaces, attractive windows and original wooden floors. The kitchen, extended into the side-return, offers a huge family room leading to private garden with two further open plan reception rooms and downstairs cloakroom. There is also a significant loft space with potential for two bedrooms and bathroom subject to the usual permissions. The house lies within the current catchment area for the very well regarded Penwortham Primary school.

Ribblesdale Road



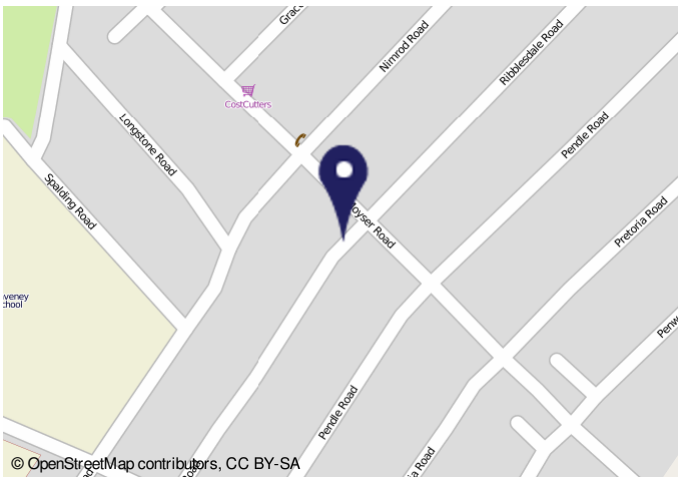
Ground Floor

Approximate Gross Internal Area
156 sq m / 1679 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID81293)



Energy Performance Certificate

9, Ribblesdale Road
LONDON, SW16 6EF
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	Current	Potential
Energy Efficiency Rating	D	B

Environmental Impact (CO ₂) Rating	Current	Potential
Environmental Impact (CO ₂) Rating	D	B

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	307 kWh/yr per year	243 kWh/yr per year
Carbon dioxide emissions	7.6 tonnes per year	6.2 tonnes per year
Lighting	£106 per year	£78 per year
Heating	£995 per year	£847 per year
Hot water	£200 per year	£152 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance. For advice on how to take action and find out about offers available to help make your home more energy efficient, call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.