

Ethelbert Street, Balham SW12

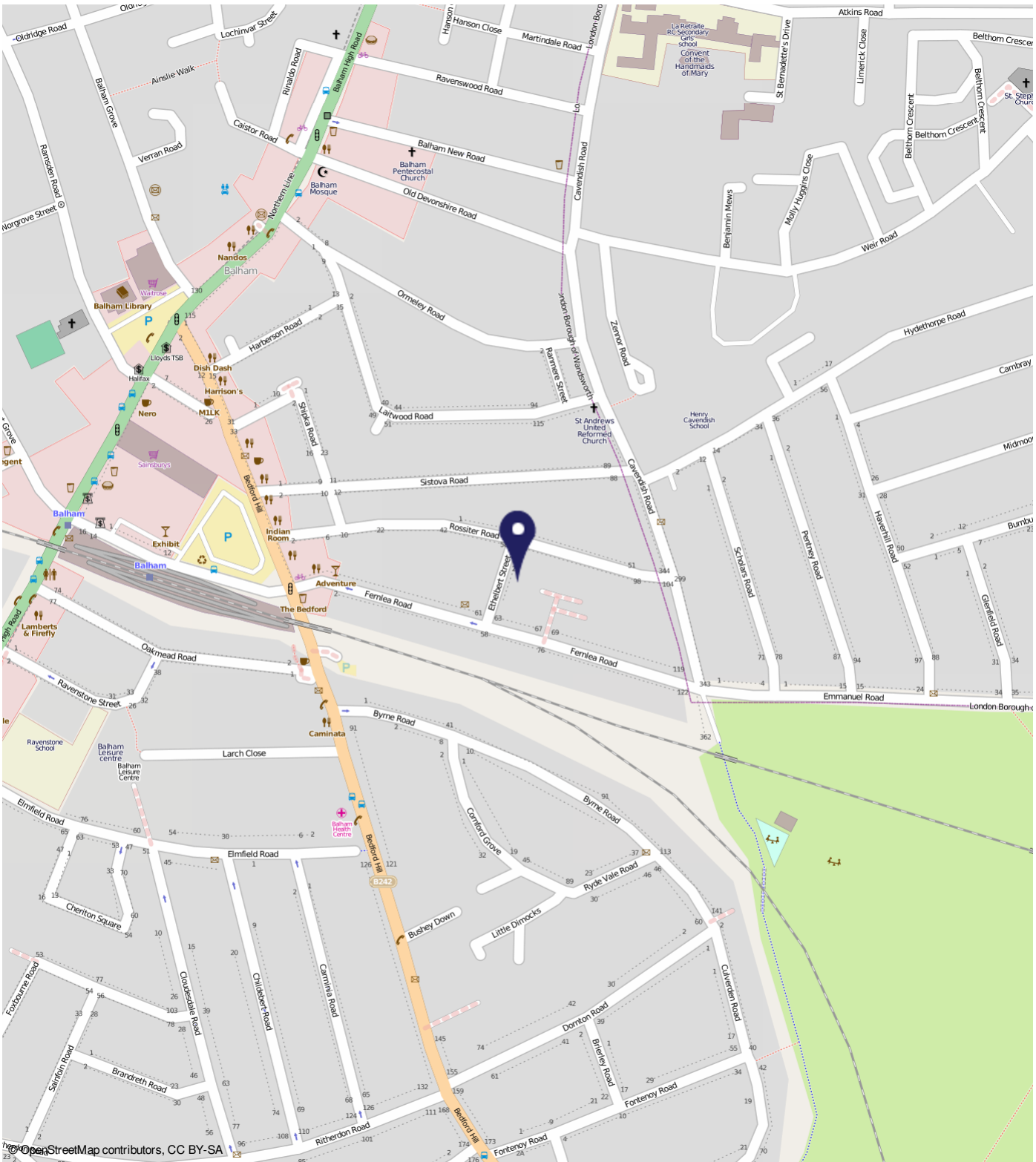
Borough: Wandsworth

£1,350 pcm

- One bedroom flat
- Beautifully presented



A beautifully present one bedroom apartment to rent in Balham. Located on the second floor of this smart block, the accommodation comprises; reception room with space for dining, modern fitted kitchen with appliances including a dishwasher, bathroom suite with shower and double bedroom. The property is neutrally decorated throughout and benefits from ample storage.



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Distances

- To Balham Underground Station 0.3 miles
- To Balham Rail Station 0.3 miles
- To Clapham South Underground St 0.7 miles
- To Tooting Bec Underground Stat 0.8 miles
- To Wandsworth Common Rail Stati 0.8 miles

Energy Performance Certificate

12, Ethelbert Street, LONDON, SW12 9RS
 Dwelling type: Mid-rise flat
 Date of assessment: 28 July 2014
 Date of certificate: 30 July 2014
 Reference number: 2886-7003-7283-2964-2974
 Type of assessment: RdSAP existing dwelling
 Total floor area: 48 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,488**
 Over 3 years you could save **£ 504**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 96 over 3 years	You could save £ 504 over 3 years
Heating	£ 1,167 over 3 years	£ 669 over 3 years	
Hot Water	£ 205 over 3 years	£ 225 over 3 years	
Total	£ 1,498	£ 990	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy use for heating appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations in this report. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 366	
2 Low energy lighting for all fixed outlets	£ 10	£ 30	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 208	

For more information about the recommended measures and how to get them you should seek advice from a qualified energy assessor. For more information visit www.direct.gov.uk/mysavingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and lower its top up electricity costs.

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.