

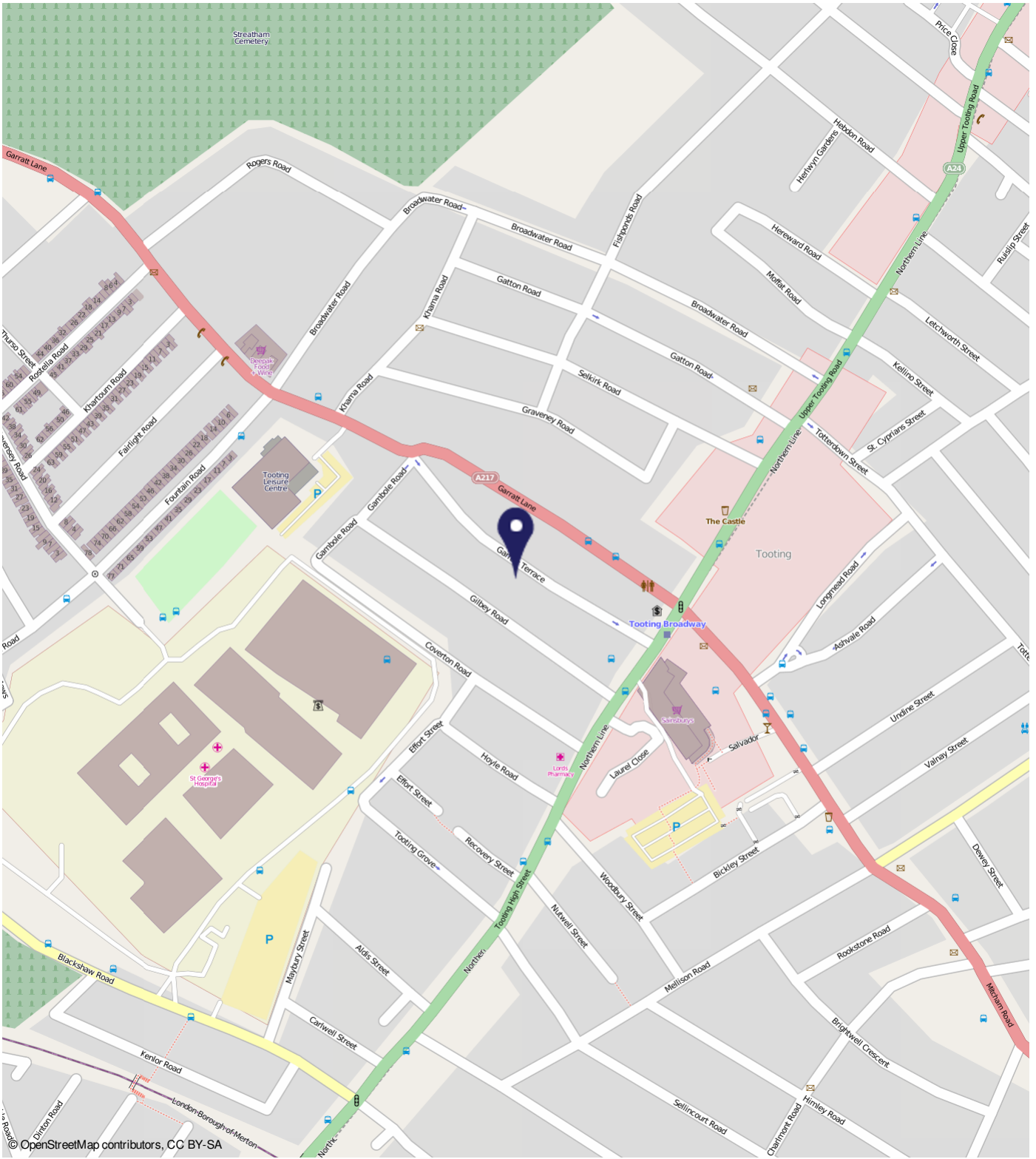
Garratt Terrace , Tooting SW17

Borough: Wandsworth

£1,150 pcm

- **One bedroom flat**
- **First floor**

A smart one bedroom first floor flat located within close proximity to Tooting Broadway Tube. The property comprises; spacious living room leading onto the kitchen (with appliances), double bedroom and modern shower room. Available now, part-furnished.



Garratt Terrace , Tooting SW17

Distances

- To Tooting Broadway Underground 0.1 miles
- To Tooting Rail Station 0.7 miles
- To Tooting Bec Underground Stat 0.7 miles
- To Colliers Wood Underground St 0.8 miles
- To Haydons Road Rail Station 0.8 miles

Energy Performance Certificate

17b Garratt Terrace, LONDON, SW17 6QE
 Dwelling type: Mid-floor flat
 Date of assessment: 06 October 2019
 Date of certificate: 06 October 2019
 Reference number: 88214920-5389-9966-8506
 Type of assessment: RdSAP existing dwelling
 Total floor area: 41 sqm

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: **£ 1,323**
 Over 3 years you could save **£ 402**

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 102 over 3 years	You could save £ 402 over 3 years
Heating	£ 933 over 3 years	£ 581 over 3 years	
Hot Water	£ 225 over 3 years	£ 226 over 3 years	
Total	£ 1,323	£ 909	

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 on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating of your home is based on apparent characteristics about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 273
2 Low energy lighting for all fixed outlets	£15	£ 54
3 Heating controls (room thermostat and TRVs)	£200 - £400	£ 72

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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.