

Cambray Road, Balham SW12

Tenure: Freehold Borough: Lambeth

£1,150,000

- Four bedrooms
- Large private garden

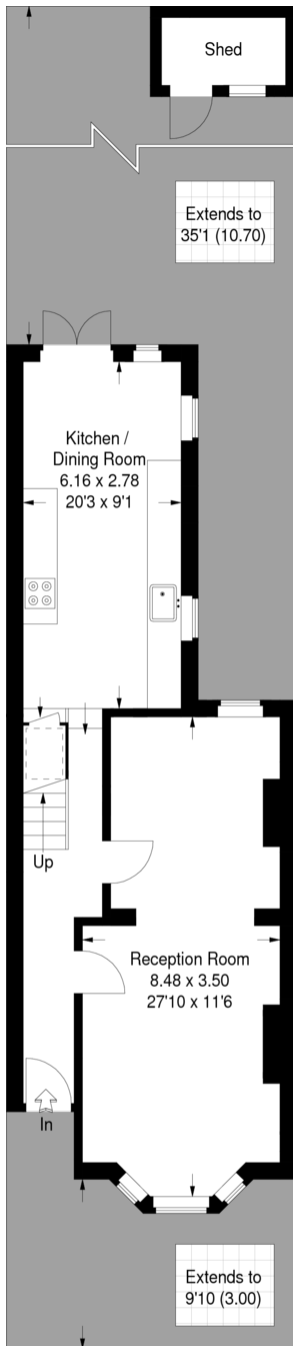


A lovely four bedroom Victorian house with double reception, eat-in kitchen and large private garden. The house is well presented and arranged over three floors including loft bedroom with en-suite bathroom, master bedroom on the first floor, a further bathroom and two more bedrooms.

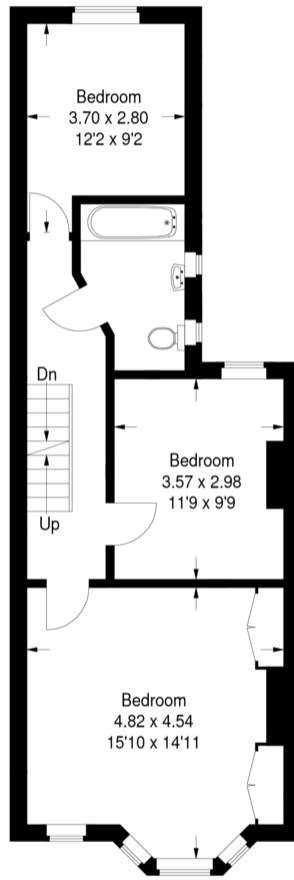
Cambray Road forms part of the ever-popular Hyde Farm estate and is just moments from the wonderful Henry Cavendish and Telferscot schools.

Cambray Road

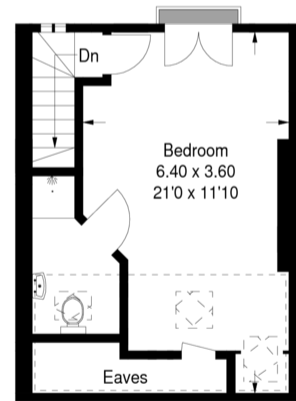
Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)
 127.8 sq m / 1376 sq ft
 Reduced Headroom / Eaves = 9.7 sq m / 104 sq ft
 Total (Excluding Shed) = 137.5 sq m / 1480 sq ft



Ground Floor



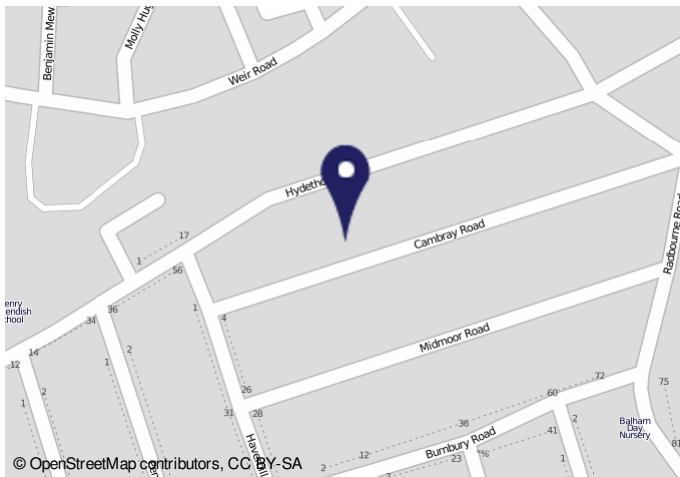
First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"

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. (ID267642)



Energy Performance Certificate

44, Cambray Road, LONDON, SW12 8DT
 Dwelling type: Mid-terrace house
 Date of assessment: 21 July 2016
 Date of certificate: 22 July 2016
 Reference number: 2258-5069-7223-4266-1970
 Type of assessment: RdSAP existing dwelling
 Total floor area: 128 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: **£ 3,270**
 Over 3 years you could save **£ 1,170**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 206 over 3 years	£ 206 over 3 years	
Heating	£ 2,840 over 3 years	£ 1,548 over 3 years	You could save £ 1,170 over 3 years
Hot Water	£ 224 over 3 years	£ 224 over 3 years	
Total	£ 3,270	£ 1,978	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for running 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 on page 3. 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	£ 720	
2 Draught proofing	£60 - £120	£ 67	
3 Low energy lighting for all fixed outlets	£20	£ 69	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (national relayed call). The Green Deal may allow you to make your home warmer and cheaper to run at no-upfront cost.

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.