

## Moring Road, Tooting Bec SW17

Tenure: Share of Freehold Borough: Wandsworth

**£595,000**

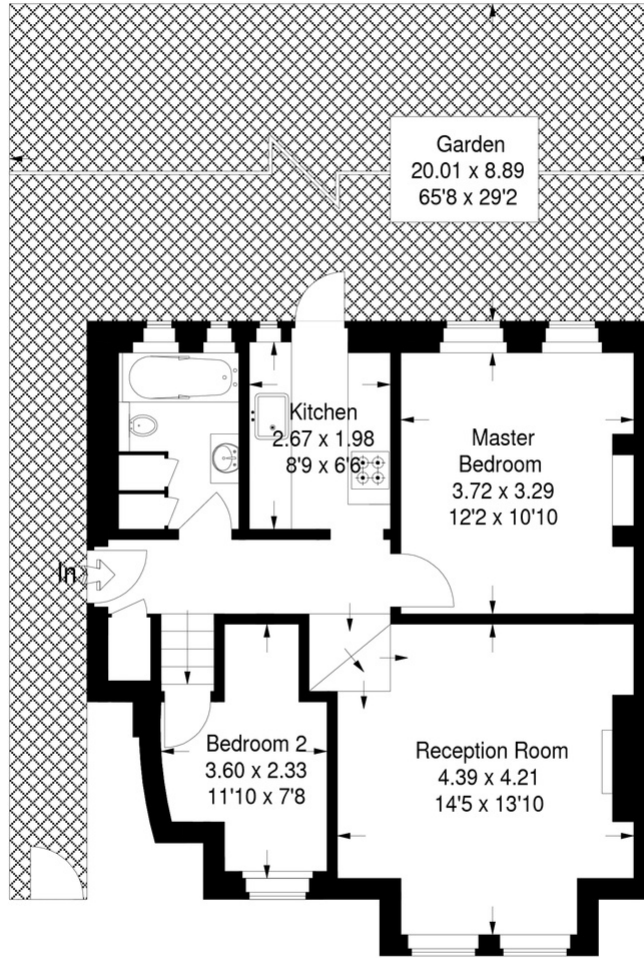
- Lovely two bedroom maisonette
- Huge private garden



A truly lovely two bedroom Victorian conversion on this charming residential street a short walk from Tooting Bec Underground Station. The flat is beautifully presented with a number of period features including original wooden floors and fireplace. The property is accessed via its own secure and private gated entrance to the side of the building and also leads to a simply huge private rear garden. There is also wonderful scope for extension because of the size of garden subject to the usual permissions. Moring Road is in close proximity to Tooting Bec Common and the excellent array of shops, bars and restaurants of the Tooting Bec area.

# Moring Road

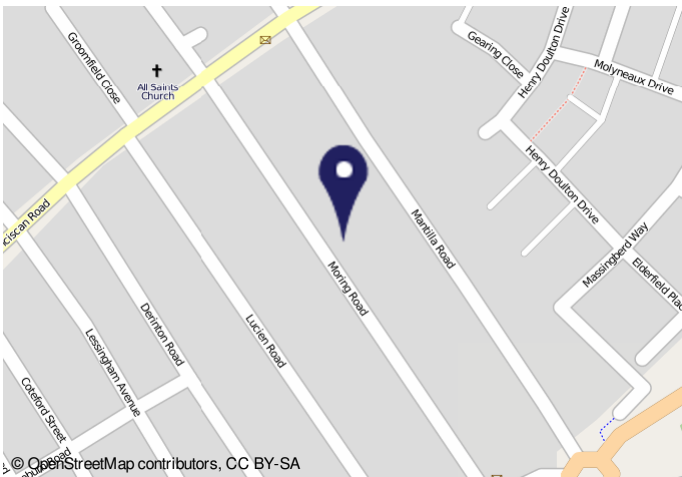
Approximate Gross Internal Area  
55.7 sq m / 600 sq ft



## Ground 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. (ID287104)



**Energy Performance Certificate**

21a, Moring Road  
LONDON  
SW17 8DN

Dwelling type: Ground floor maisonette  
Date of completion: 19 January 2010  
Date of certificate: 23 January 2010  
Type of construction: 2002/01/17 (1) 20 0999-2903  
Type of installation: 2004/01/01 existing existing  
Total floor area: 98 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential	Environmental impact (CO <sub>2</sub> ) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environmental impact (CO <sub>2</sub> ) Rating	4	3

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	400 kWh/year per year	206 kWh/year per year
Carbon dioxide emissions	4.2 tonnes per year	3.2 tonnes per year
Lighting	£51 per year	£31 per year
Heating	£592 per year	£481 per year
Hot water	£112 per year	£21 per year

**England & Wales** EPC Information: 2002/01/17 (1) 20 0999-2903  
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**England & Wales** EPC Information: 2002/01/17 (1) 20 0999-2903  
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Remember to look for the energy saving recommendations logo when buying energy efficient products.**  
It is a simple and easy way to identify the most energy efficient products on the market.  
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.

**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.