

## Massingberd Way, Tooting SW17

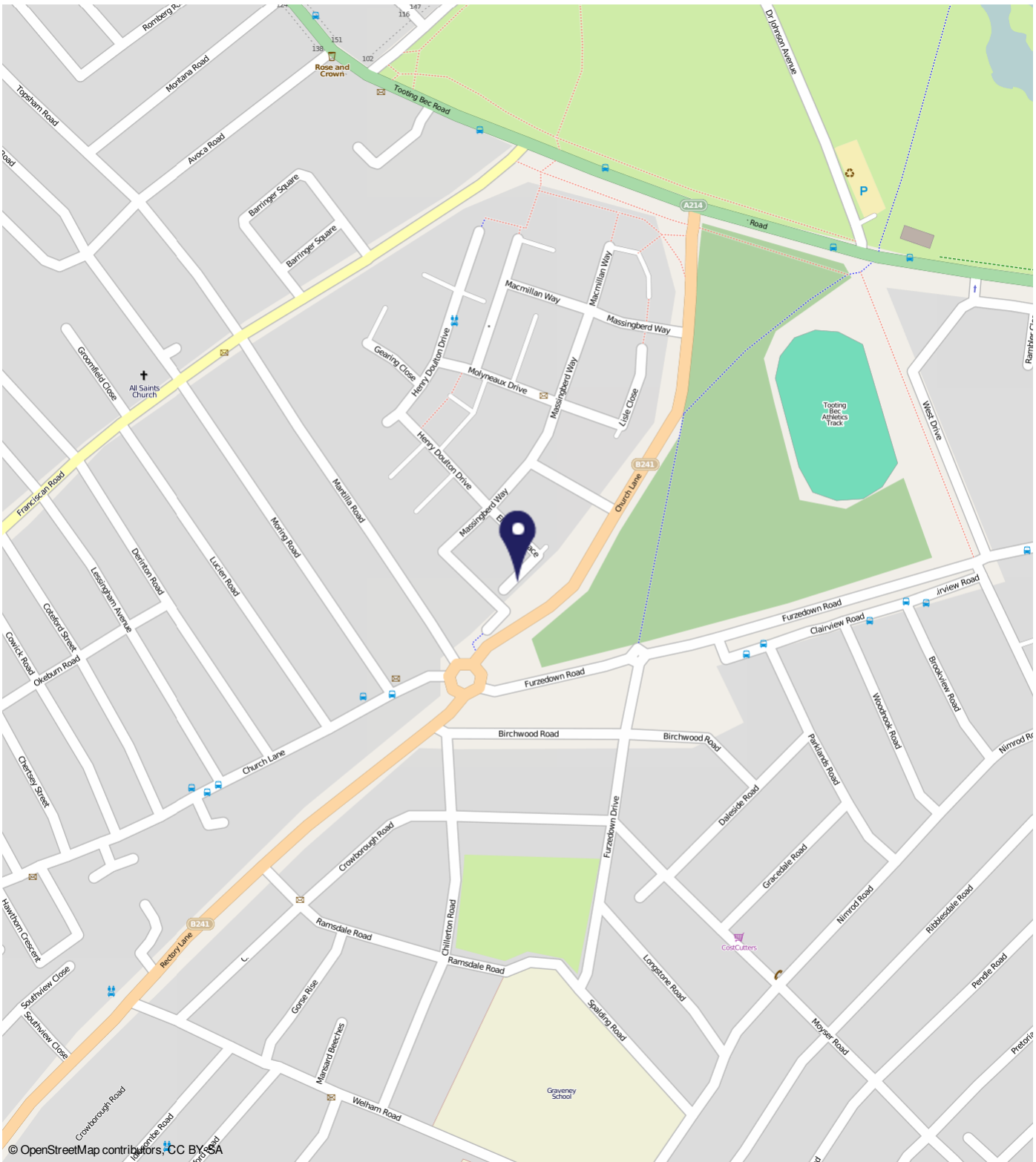
Borough: Wandsworth

**£2,350 pcm**

- Town house
- 4 bedrooms



This property offers a vast amount of living space, the ground floor consists; large modern eat-in kitchen with appliances, WC, conservatory, private garden and garage. The upper floors offer; living room, three double bedrooms (one en-suit shower room), one single room and family bathroom. Available now, part-furnished.



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## Massingberd Way, Tooting SW17

### Distances

- To Tooting Bec Underground Stat 0.6 miles
- To Tooting Broadway Underground 0.7 miles
- To Tooting Rail Station 0.7 miles
- To Streatham Rail Station 0.9 miles
- To Streatham Common Rail Statio 0.9 miles

**Energy Performance Certificate**

55 Massingberd Way  
LONDON  
SW17 5AD

Dwelling type: End-terrace house  
Date of assessment: 11 January 2010  
Date of certificate: 11 January 2010  
RPI or number: 0575-2018-0500-0000-1461  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 122 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		Environmental Impact Rating (CO <sub>2</sub> )	
Current	Potential	Current	Potential
D	B	4	2

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

	Current	Potential
Energy use	189 kWh/m <sup>2</sup> per year	55 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	2.2 tonnes per year
Lighting	£76 per year	£76 per year
Heating	£292 per year	£153 per year
Hot water	£152 per year	£135 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare gas fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently there are unlikely to match the actual fuel bills and carbon emissions in practice. The figures do not include the costs of gas or electricity for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

**Remember to look for the energy saving recommended logo when buying energy efficient products. It is a guide and may vary due to differing the most energy efficient products on the market. The 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.