

Salford Road, Balham SW2

Tenure: Leasehold Borough: Lambeth

£525,000

- Split-level two bedroom maisonette
- Private gated entrance and garden



A truly wonderful, split-level upper maisonette, in this gorgeous Edwardian building on the corner of Salford Road. The street is one of the most popular in the area, offering easy access to both Balham and Streatham Hill and the excellent transport and amenities of both. The property has wonderful character with wooden floors, fireplaces and original windows and a lovely private gated entrance with charming garden as well. The property is beautifully presented and also has a very large storage area in the eaves.

Salford Road

Approximate Gross Internal Area
(Excluding Reduced Headroom & Eaves)

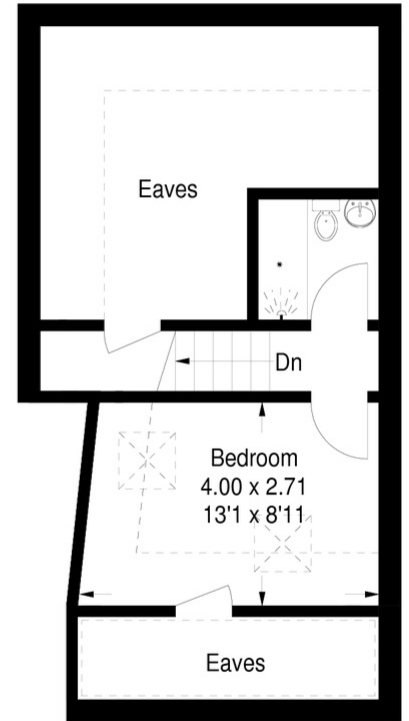
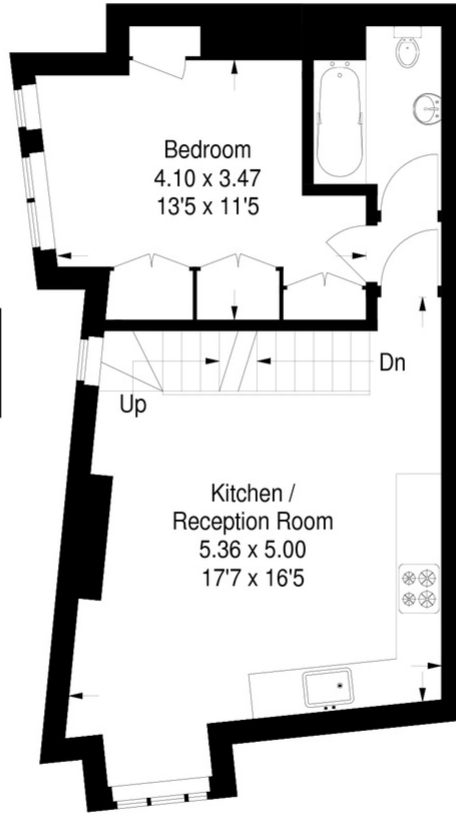
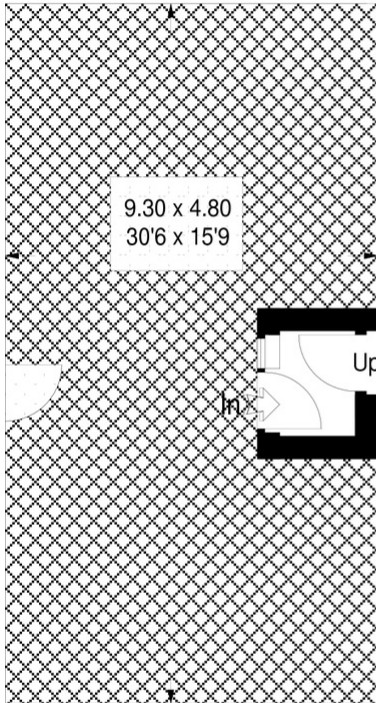
61.1 sq m / 657 sq ft

Reduced Headroom & Eaves = 23.7 sq m / 255 sq ft

Total = 84.8 sq m / 912 sq ft



= Reduced headroom below 1.5 m / 5'0"



Ground Floor

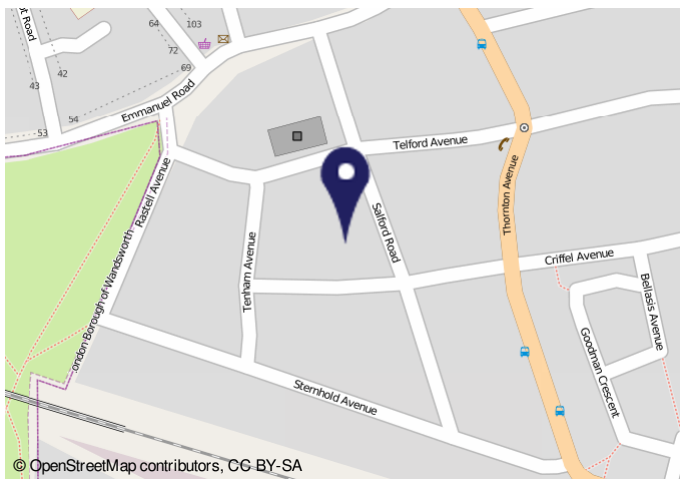
First Floor

Second 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. (ID301944)



Energy Performance Certificate

Plot 6,
46, Salford Road,
LONDON,
SW2 4BG

Dwelling type: Top-floor flat
Date of assessment: 12 August 2009
Date of certificate: 12 August 2009
Reference number: 0827-2962-6960-0091-6225
Floor area: 64 sq m

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 (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	50	D	C	57

England & Wales (2009) (A-G)

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	298 kWh/m ² per year	251 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	3.5 tonnes per year
Lighting	£47 per year	£20 per year
Heating	£500 per year	£483 per year
Hot water	£86 per year	£86 per year

Based on standard assumptions about occupancy, heating systems and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspections. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

This EPC and recommendations report may be given to the Energy Saving Trust to provide free advice on how to save energy and to find out about offers available to make your home more energy efficient. Call 0800 912 812 or visit www.energysavingtrust.org.uk

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.