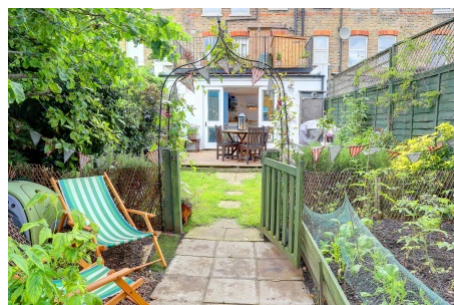


Moring Road, Tooting SW17

Tenure: Share of Freehold Borough: Wandsworth

£575,000

- Two double bedrooms
- Chain free

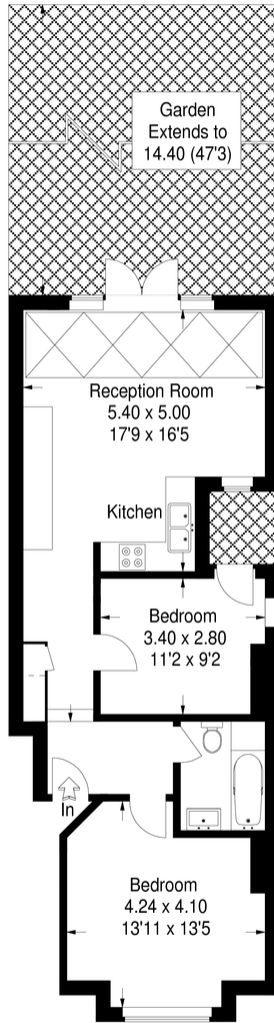


A lovely ground floor garden flat in an attractive period conversion. There are two double bedrooms and a delightful and bright open plan kitchen reception room overlooking the private rear garden.

The property is located close to the large parkland of Tooting Bec Common and a short walk from Tooting Bec underground station. There are shops, bars and restaurants on the high street and only a little further to Tooting Broadway on the Northern line. No chain

Moring Road

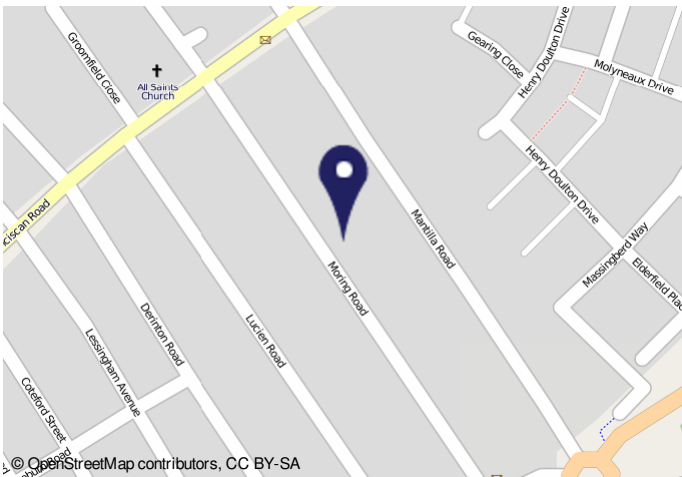
Approximate Gross Internal Area
(Excluding Reduced Headroom)
62.9 sq m / 677 sq ft
Reduced Headroom = 0.5 sq m / 5 sq ft
Total = 63.4 sq m / 682 sq ft



Ground 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. (ID308035)



Energy Performance Certificate

Plot 1, 69, Moring Road, LONDON, SW17 8DN

Dwelling type: Ground floor flat
Date of assessment: 25 March 2010
Date of certificate: 25 March 2010
Reference number: 094-284-64101000-2005
Type of assessment: RPSAP - existing dwelling
Floor area: 62 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	Target	Pass	Current	Target	Pass
A	B	C	68	60	60
B	C	D	72	74	74
C	D	E			
D	E	F			
E	F	G			
F	G				
G					

England & Wales (2009/10-14) (2009/10-14)

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.

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	244 kWh/year per year	235 kWh/year per year
Carbon dioxide emissions	2.5 tonnes per year	2.3 tonnes per year
Lighting	£90 per year	£70 per year
Heating	£395 per year	£362 per year
Hot water	£90 per year	£80 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the 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. The figures do not include the impacts of the fuels used 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 ratings please see the recommended measures.

Remember to look for the energy saving recommended tips when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on saving money on energy bills.

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.