

## Park Hill Court, Beeches Road, Tooting SW17

Tenure: Share of Freehold Borough: Wandsworth

**£625,000**

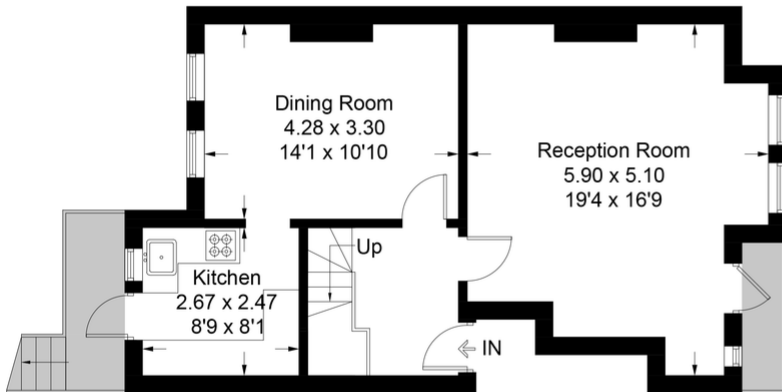
- Three bedrooms
- Chain free



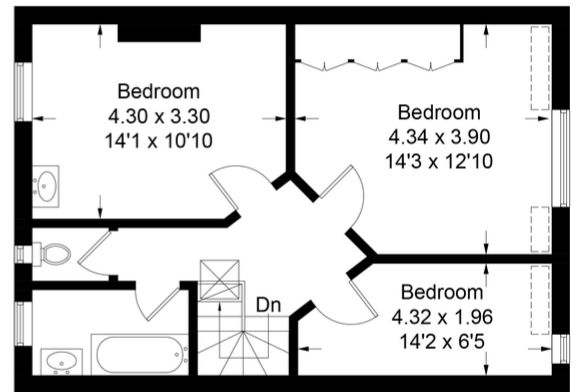
Set within a gated period development, this three bedroom, split level flat is spacious and bright and offered to the market chain free. The kitchen is separate to the reception room. Park Hill Court is a quiet residential street situated within a short walk off Tooting High Street and all the amenities of shops, bars and restaurants that it has to offer. Tooting Bec tube station which is served by the Northern Line.

# Park Hill Court

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft  
 Reduced Headroom = 1.2 sq m / 13 sq ft  
 Total = 106.2 sq m / 1143 sq ft

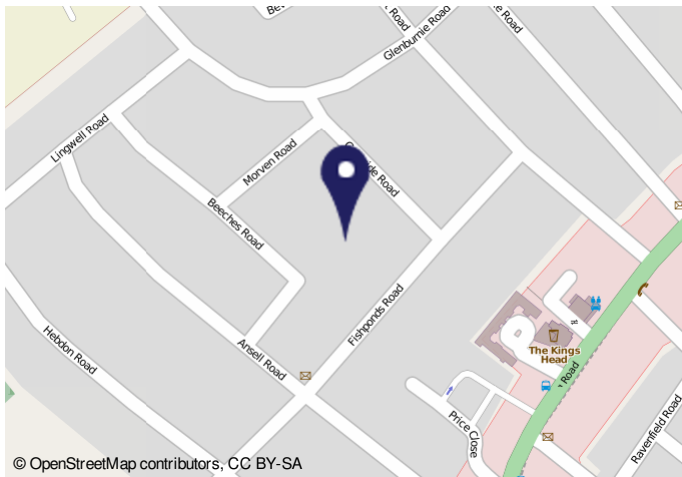


First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID321325)



**Energy Performance Certificate**

Flat 30 Park Hill Court  
 Electric Road  
 LONDON  
 SW11 7LX

Dwelling type: Top floor maisonette  
 Date of assessment: 27 August 2008  
 Date of certificate: 28 August 2008  
 Reference number: 0152-2828-0381-0328-5115  
 SW11 7LX  
 Total floor area: 102.00 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
A		
B		
C		
D		
E		
F	42	43
G		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
A		
B		
C		
D		
E		
F	43	43
G		

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	426 kWh per year	269 kWh per year
Carbon dioxide emissions	8.2 tonnes per year	5.3 tonnes per year
Lighting	£39 per year	£49 per year
Heating	£200 per year	£202 per year
Hot water	£104 per year	£24 per year

Based on standard assumptions about occupancy, heating patterns 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 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.

For advice on what to do next visit [www.openenergyservices.co.uk](http://www.openenergyservices.co.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.