

Cavendish Road, Balham SW12

Borough: Lambeth

£2,400 pcm

- Two double bedrooms
- Ground floor maisonette



A lovely ground floor two-bedroom maisonette on a popular road in Balham. This property comprises; a lovely, bright reception room, two double bedrooms, a large eat in kitchen, tiled bathroom and private garden. Cavendish Road is a charming residential street right in the heart of Balham offering easy access to the wonderful array of shops bars and restaurants of the local area and Balham BR and tube station.

Available from 15th April, unfurnished.

Rent (£2,400pcm), 5 week security Deposit (£2,765.00). 12 month tenancy. Council tax band D,

Cavendish Road


Approximate Gross Internal Area = 77.9 sq m / 838 sq ft

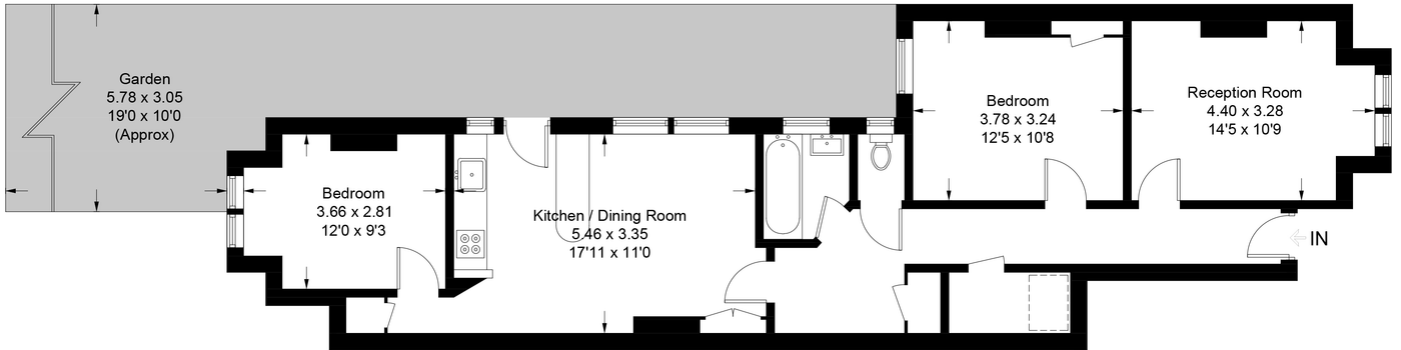
(Excluding Reduced Headroom)

Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 78.7 sq m / 847 sq ft

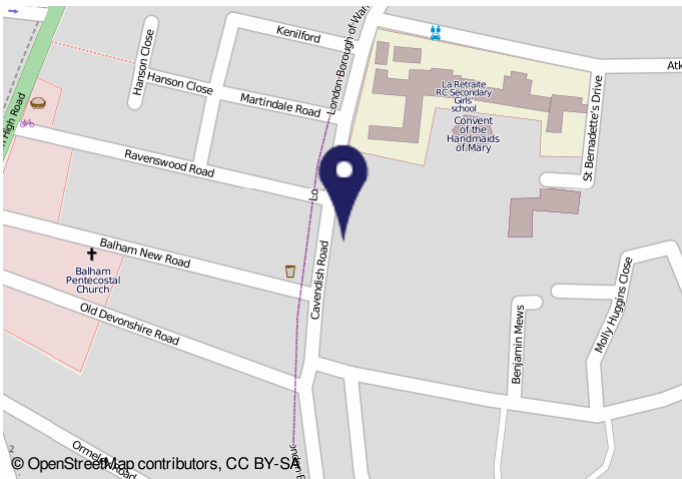



 = Reduced headroom below 1.5m / 5'0"



Ground 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. (ID954672)



Energy Performance Certificate 

235, Cavendish Road, LONDON, SW12 8BP

Reference number: 8613-7124-0860-0139-8962

Dwelling type: Ground floor flat

Type of assessment: RdSAP existing dwelling

Date of assessment: 11 April 2017

Date of certificate: 12 April 2017

Total floor area: 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,280**

Over 3 years you could save **£ 936**




Estimated energy costs of this home		Potential costs		Potential future savings	
Current costs	Over 3 years	Potential costs	Over 3 years	Current savings	Potential savings
Lighting	£ 312	£ 108	£ 108	£ 204	£ 204
Heating	£ 1,865	£ 879	£ 879	£ 986	£ 986
Hot Water	£ 103	£ 306	£ 306	£ 0	£ 0
Total	£ 2,280	£ 1,293	£ 1,293	£ 986	£ 986

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy used for heating appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shows how to save energy and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,300 - £14,000	£ 477	
2 Floor insulation (suspended floor)	£300 - £1,200	£ 144	
3 Draught proofing	£20 - £120	£ 24	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-efficiency or call 0800 553 1244 (not available at night). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.