

Kings Avenue, Balham SW12

Tenure: Freehold Borough: Lambeth

£1,000,000

- Six bedroom house
- Chain free



A huge six bedroom house, occupying this corner plot with a large garden and detached garage. The house has off-street parking to the front for a number of vehicles and is being sold chain free.

The accommodation is arranged over three floors and includes a double-reception, an additional separate reception as well as eat-in kitchen and utility room. There are three bathrooms including one en-suite and a large loft bedroom which would be ideal for a nanny or grown up children.

Approximate Gross Internal Area

■ = 215.2 sq m / 2316 sq ft

Approximate Eaves Space

▨ = 28.7 sq m / 309 sq ft

Total Areas Shown on Plan

243.9 sq m / 2625 sq ft

Kings Avenue, SW12



▭ = Reduced headroom below 1.5m / 5'0"

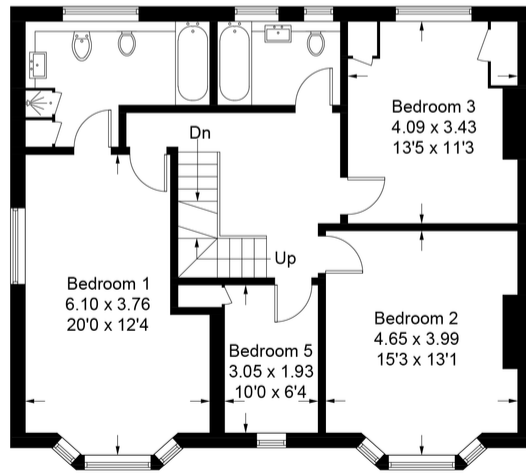
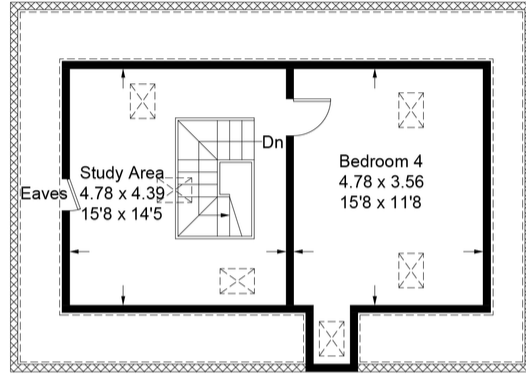
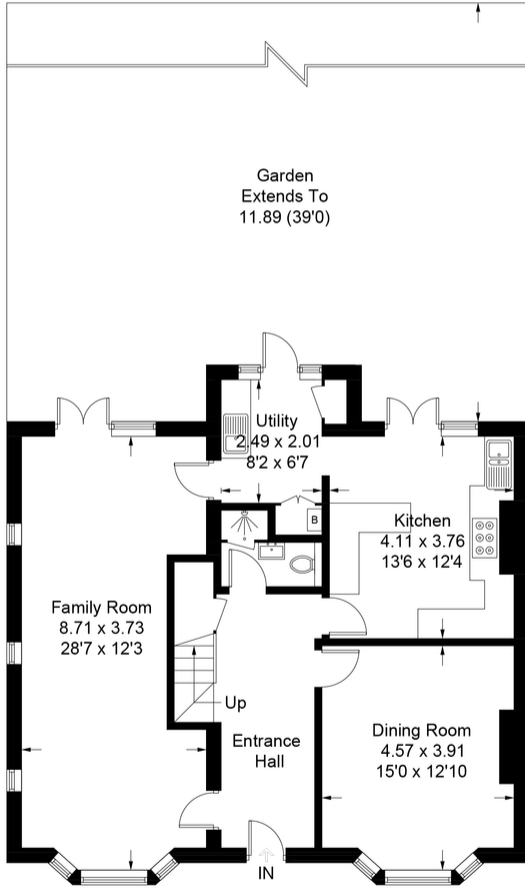
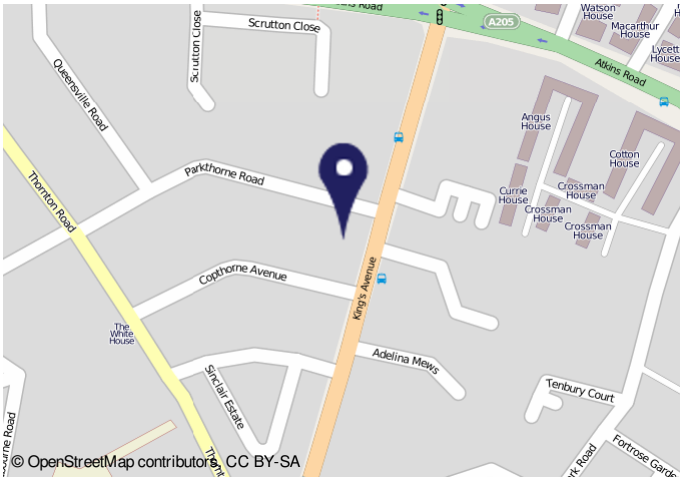


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID331466)



Energy Performance Certificate																							
132 Kings Avenue, LONDON, SW12 0BA		Dwelling type: End-terrace house Date of assessment: 31 August 2012 Date of certificate: 02 September 2012 Type of assessment: RUSAP - existing dwelling Reference number: 726101220077044410 Validity period: 28/08/2012 to 31/08/2015	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 ₂) emissions.																				
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																					
<table border="1"> <tr><th>Current</th><th>Potential</th></tr> <tr><td>A</td><td>A</td></tr> <tr><td>B</td><td>B</td></tr> <tr><td>C</td><td>C</td></tr> <tr><td>D</td><td>D</td></tr> <tr><td>E</td><td>E</td></tr> <tr><td>F</td><td>F</td></tr> <tr><td>G</td><td>G</td></tr> </table>	Current	Potential	A	A	B	B	C	C	D	D	E	E	F	F	G	G	<table border="1"> <tr><th>Current</th><th>Potential</th></tr> <tr><td>56</td><td>63</td></tr> </table>	Current	Potential	56	63	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.	
Current	Potential																						
A	A																						
B	B																						
C	C																						
D	D																						
E	E																						
F	F																						
G	G																						
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56	63																						
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home		The environmental impact rating is a measure of this home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.																					
Energy use	238 kWh/m ² per year	Energy use	202 kWh/m ² per year																				
Carbon dioxide emissions	8.2 tonnes per year	Carbon dioxide emissions	7.0 tonnes per year																				
Lighting	£225 per year	Lighting	£134 per year																				
Heating	£1,108 per year	Heating	£1,018 per year																				
Hot water	£212 per year	Hot water	£172 per year																				

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.