

Thornton Avenue, Balham SW2

Tenure: Freehold Borough: Lambeth

£1,300,000

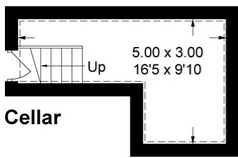
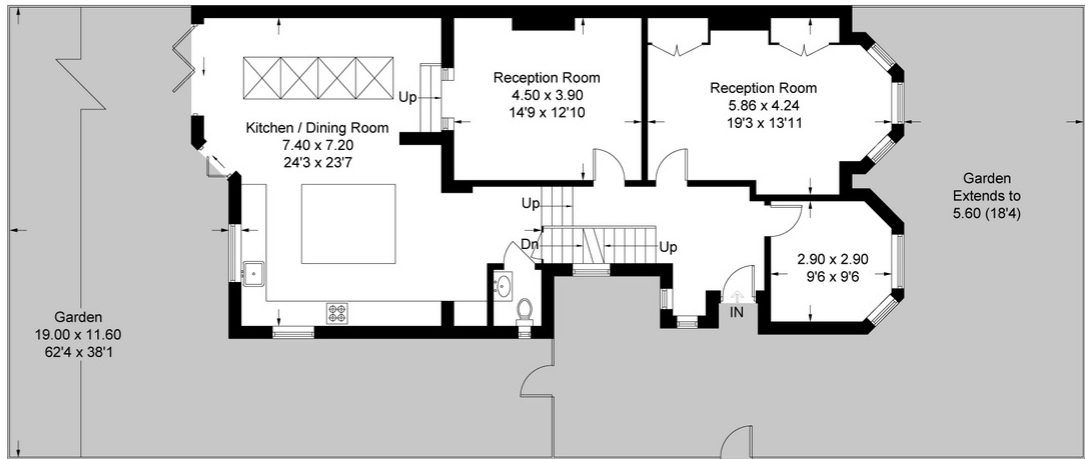
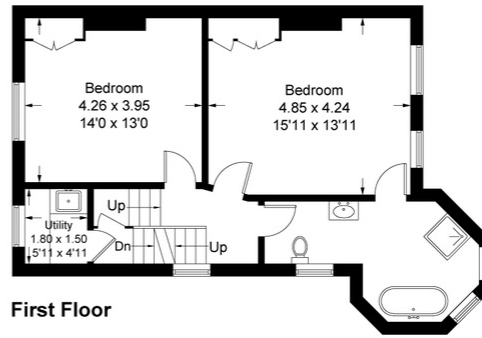
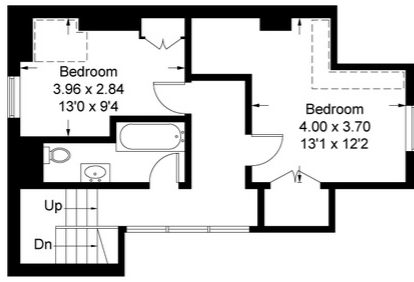
- Beautiful period building
- Stunning extended kitchen diner



A truly magnificent four-bedroom house on the corner of Criffel Avenue nestled between Balham, Clapham and Streatham Hill. The incredible property has a wonderful turreted section making it one of the most attractive buildings in the vicinity. The spacious accommodation is arranged over three levels with two reception rooms and extended kitchen-diner that leads to the large west-facing garden. The property is well presented generally with some wonderful period features and because of the corner plot offers side access to both the garden and the building itself. Thornton Avenue offers an excellent selection of schools in the immediate area as well as excellent transport and amenities in the areas listed above.

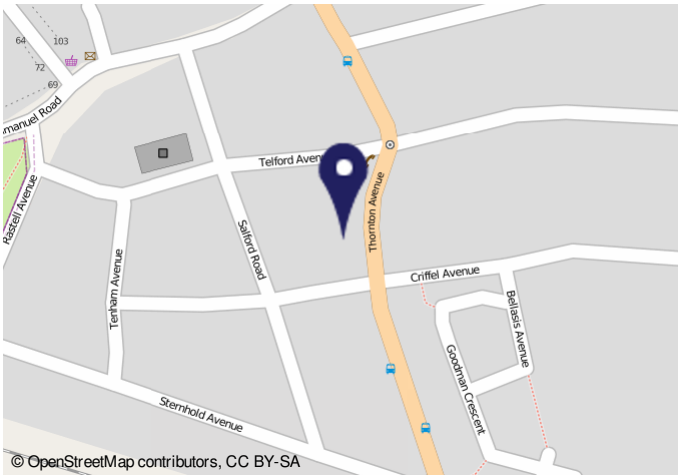
Thornton Avenue

Approximate Gross Internal Area = 210.2 sq m / 2262 sq ft
 Reduced Headroom = 14.1 sq m / 152 sq ft
 Total = 224.3 sq m / 2414 sq ft



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. (ID366295)



Energy Performance Certificate HM Government

39, Thornton Avenue, LONDON, SW2 4BJ
 Dwelling type: Semi-detached house
 Date of assessment: 04 September 2014
 Date of certificate: 05 September 2014
 Reference number: 0565-2624-0418-9504-7135
 Type of assessment: RdSAP existing dwelling
 Total floor area: 209 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:

Current costs	£ 7,743
Over 3 years you could save	£ 1,599

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 270 over 3 years	You could save £ 1,599 over 3 years
Heating	£ 6,984 over 3 years	£ 5,541 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	£ 7,743	£ 6,144	

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

Energy Efficiency Rating

Current: C
 Potential: B

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 it is based on standard assumptions about occupancy and energy use 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	£4,000 - £14,000	£ 1,098	Yes
2 Floor insulation	£300 - £1,200	£ 297	Yes
3 Draught proofing	£80 - £120	£ 81	Yes

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 today to save money, visit www.gov.uk/energy-guidance or call 0800 521 524 (national toll-free). 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.