

Dahomey Road, Furzedown SW16

Tenure: Freehold Borough: Wandsworth

£800,000

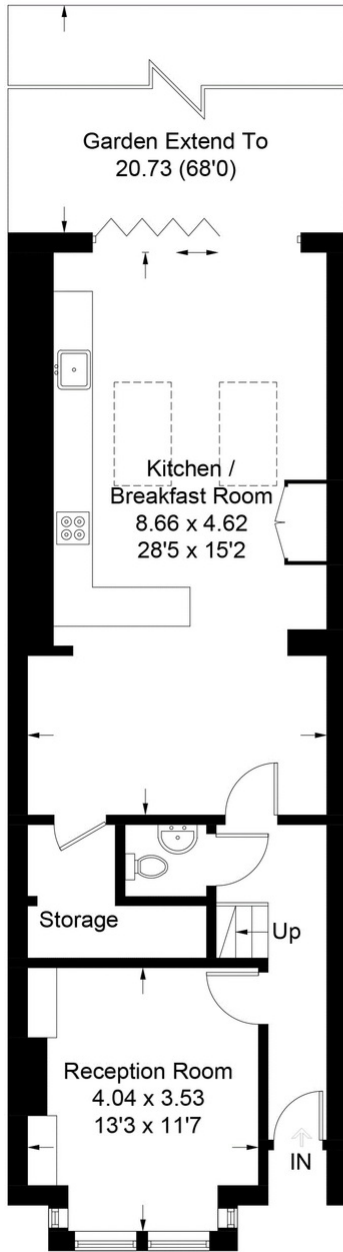
- Three double bedrooms
- Bifold doors onto a large garden



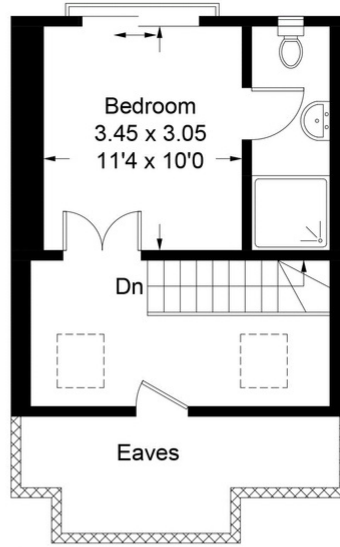
A stunning three double bedroom, two bathroom extended house with a magnificent kitchen/family room overlooking a large garden. The house is beautifully presented and feels light and airy. The main room at the rear is fabulous with bifold doors that lead onto the garden which is bordered by trees giving great privacy and a lovely view. This is a popular road in the Furzedown area with good local schools and a parade of shops. Tooting and Streatham Common stations are only a short walk away and there are bus services at the end of the road.

Dahomey Road

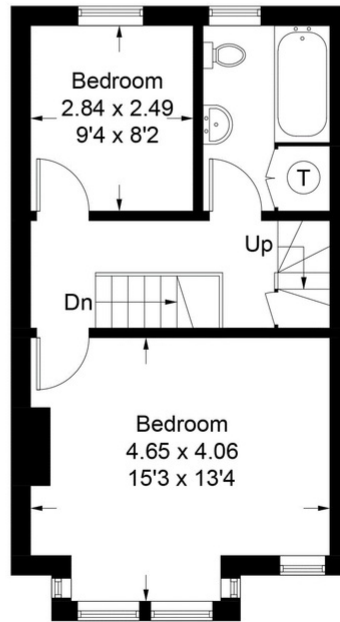
Approximate Gross Internal Area Total = 130.1 sq m / 1401 sq ft



Ground Floor
Sq ft 698

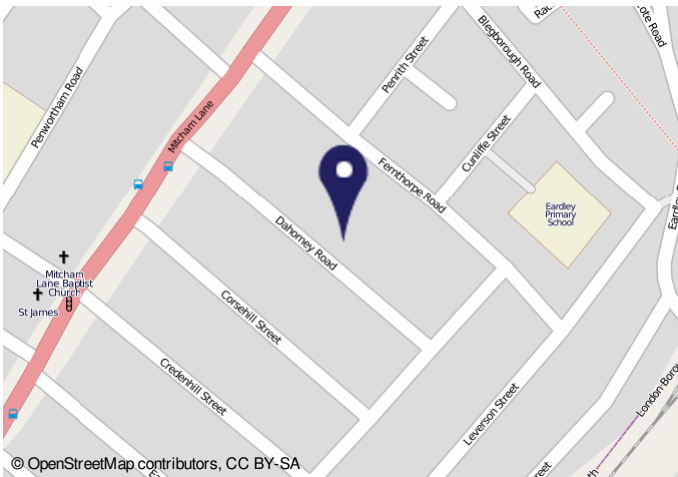


Second Floor
Sq ft 282



First Floor
Sq ft 421

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID382343)



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Energy Performance Certificate

33, Dahomey Road, LONDON, SW16 6NB

Dwelling type: 3-Bd terraced house
Date of assessment: 04 March 2008
Date of certificate: 04 March 2008
Reference number: 0548-6262-4287-4858-4050
Total floor area: 78 m²

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	Best	Worst	Current	Best	Worst
A	A	G	D	A	G
21	21	21	67	67	67

England & Wales 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 will be.

England & Wales 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	354 kWh/m ² per year	255 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	3.1 tonnes per year
Lighting	£92 per year	£74 per year
Heating	£435 per year	£350 per year
Hot water	£162 per year	£80 per year

Based on standardised 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 only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This 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 energy efficiency class see the recommended measures.

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

For advice on how to use this certificate to find out about other products to make your home more energy efficient, call 0800 912 912 or visit www.energyrating.gov.uk/energy.

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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.