

Sistova Road, Balham SW12

Tenure: Share of Freehold Borough: Wandsworth

£695,000

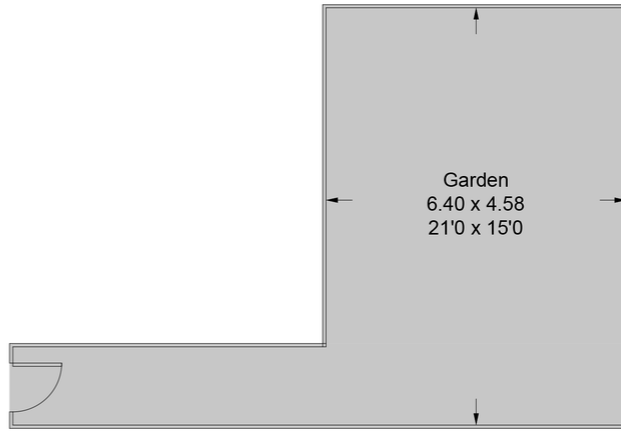
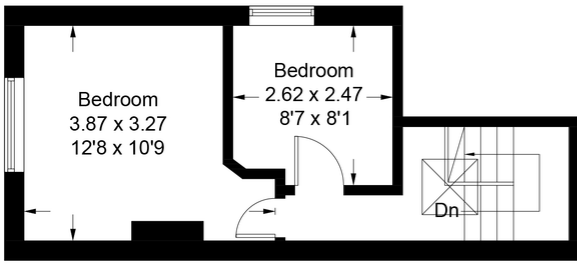
- Three bedrooms
- Semi-detached, Split-level flat



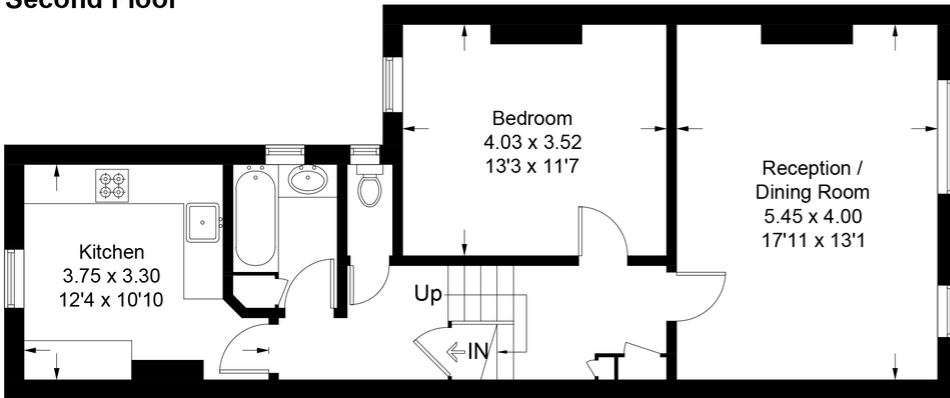
A magnificent three bedroom, split-level flat arranged over the top two floors of this attractive Victorian property. Accommodation also comprises a large kitchen-breakfast room, charming and bright reception and bathroom. To the rear of the semi-detached house is a private section of garden for the flat. The flat is being sold chain free, with a share in the freehold and also comprises the loft space – ideal for further extension subject to the usual permissions. Sistova Rd is one of the most popular streets in Central Balham offering the easiest of access to the Northern Line Tube, the national rail services and the incredible array of shops, bars and restaurants and a handful of wonderful local schools.

Sistova Road

Approximate Gross Internal Area
86.6 sq m / 932 sq ft

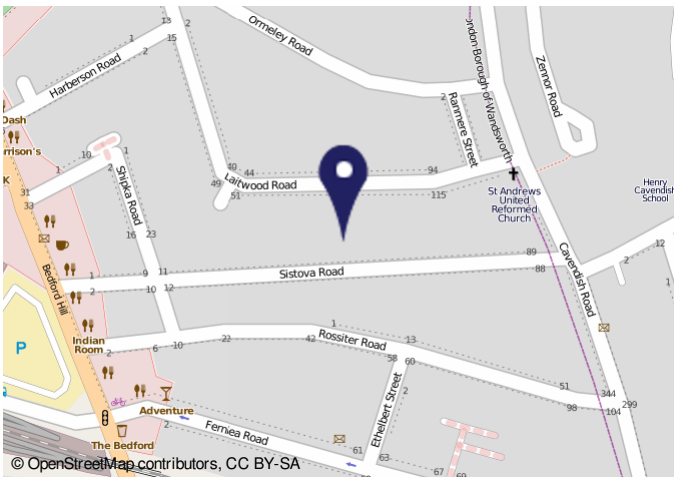


Second Floor



First 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. (ID392556)



Energy Performance Certificate

40, Sistova Road
LONDON
SW12 9QR

Dwelling type: Enclosed mid-terrace house
Date of assessment: 04 December 2011
Date of certificate: 13 December 2011
Reference number: 5008-6022-9679-9414-6006
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 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	Current	Potential
Energy Efficiency Rating	D (61)	B (81)

Environmental Impact (CO ₂) Rating	Current	Potential
Environmental Impact (CO ₂) Rating	D (46)	B (67)

England & Wales EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a 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	338 kWh/m ² per year	258 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	2.1 tonnes per year
Lighting	£85 per year	£84 per year
Heating	£506 per year	£372 per year
Hot water	£84 per year	£84 per year

You could save up to £219 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.