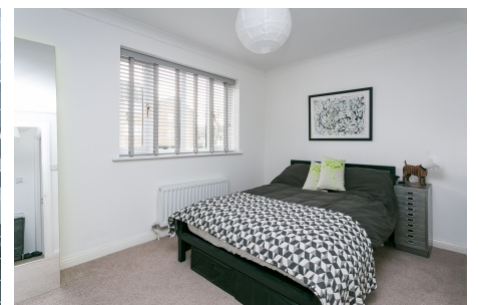
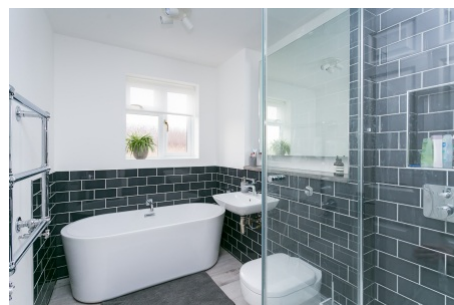
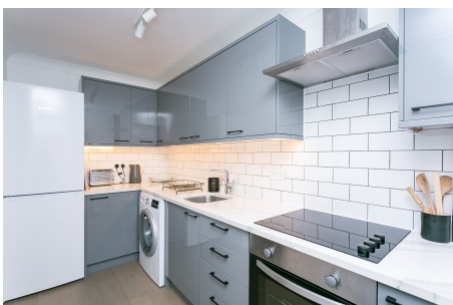


## Rosethorn Close, Balham SW12

Borough: Lambeth

**£1,400 pcm**

- One bedroom flat
- Beautifully presented

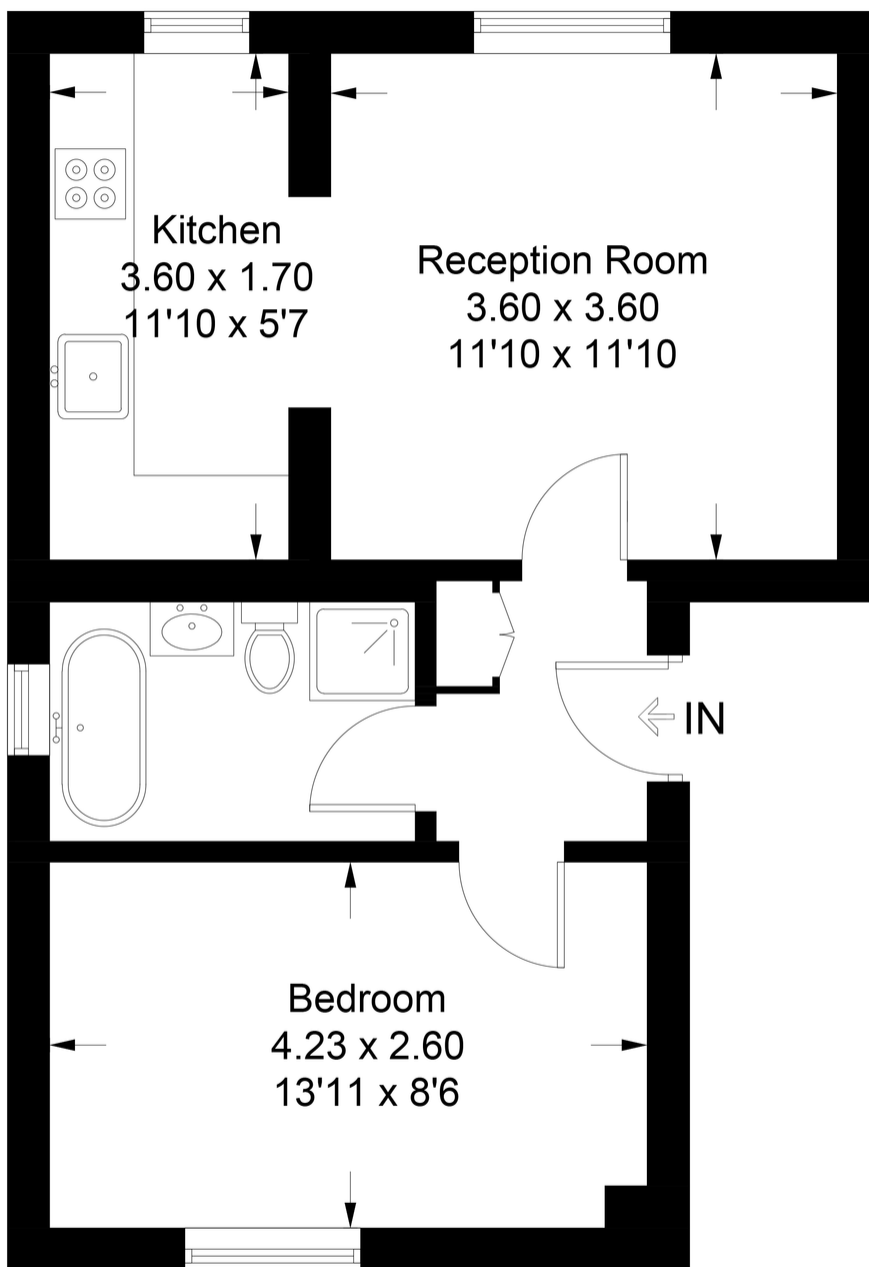


A lovely one bedroom flat in a purpose built block in Rosethorn Close. This first floor property comprises; a bright living room, kitchen fitted with appliances, double bedroom and a bathroom with bath and shower cubicle. The flat also benefits from an allocated parking space. Rosethorn Close is located just off Thornton Road which offers buses into Balham and the city and is within close proximity of Streatham Hill BR and the amenities of Streatham High Road. Available mid-April, part-furnished.

# Rosethorn Close

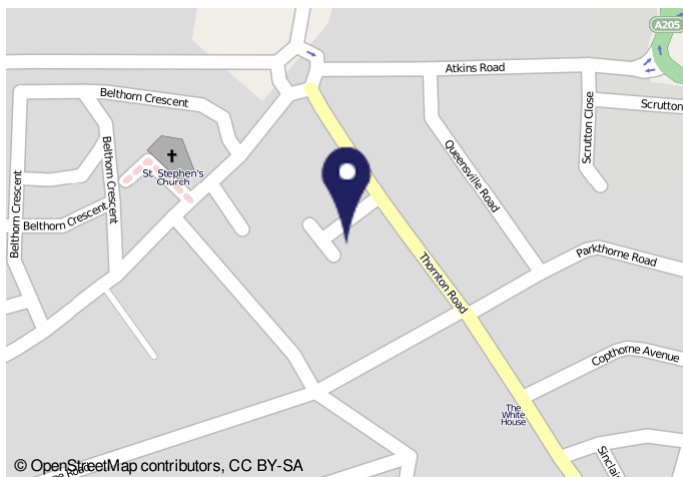


Approximate Gross Internal Area = 40.4 sq m / 435 sq ft



## 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. (ID60327)



**Energy Performance Certificate** HM Government

13, Rosethorn Close, LONDON, SW12 6JP  
 Dwelling type: Mid-floor flat  
 Date of assessment: 20 December 2016  
 Date of certificate: 20 January 2017

Reference number: 8846-722-4368-8910-0028  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 40 m<sup>2</sup>

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	£ 1,086	Potential costs	£ 608
Over 3 years you could save	£ 478	Over 3 years you could save	£ 478

**Estimated energy costs of this home**

Category	Current costs	Potential costs
Lighting	£ 147 over 3 years	£ 99 over 3 years
Heating	£ 554 over 3 years	£ 400 over 3 years
Hot Water	£ 385 over 3 years	£ 245 over 3 years
<b>Total</b>	<b>£ 1,086</b>	<b>£ 608</b>

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 heating appliances like TVs, computers and sockets, 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 shown here 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
1. Low energy lighting for all fixed outlets	£15	£ 48

To find out more about the recommended measures and other actions you could take to help to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 55 1234 (use our text option). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

**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.