

Pretoria Road, Furzedown SW16

Tenure: Share of Freehold Borough: Wandsworth

£600,000

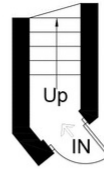
- Over 1250 sq ft (approx) of living space
- Stunning south-facing roof terrace



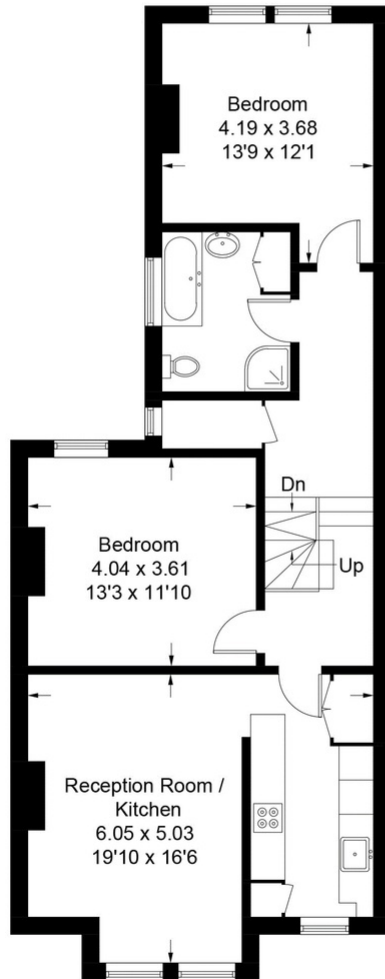
A magnificent three bedroom split-level upper maisonette on a hugely popular road near Tooting Bec. On the first floor to the front of the property there is a very large reception room and contemporary kitchen and to the rear are two bedrooms and a bathroom. Stairs from the hall offer access to the stunning south-facing roof terrace and an additional outside storage area, leading on to a huge master-suite complete with a wonderful en-suite bathroom. The second floor hallway also comprises a clever study space and the entire property is beautifully presented throughout. Pretoria Road is neatly positioned between three mainline stations and the Northern Line Tube at Tooting Bec.

Approximate Gross Internal Area
 = 116.5 sq m / 1254 sq ft
 (Excluding Storage / Eaves)

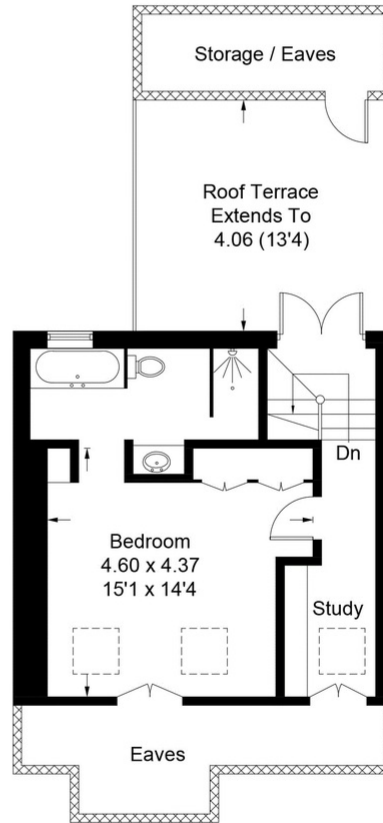
Pretoria Road



Ground Floor
Sq ft 21



First Floor
Sq ft 848



Second Floor
Sq ft 385

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID413467)



Energy Performance Certificate

61a Pretoria Road
 LONDON
 SW16 6AR

Dwelling type: Mid-floor maisonette
 Date of assessment: 04 July 2016
 Date of certificate: 21 July 2016
 Reference number: 0456-0456-0200-79170-0204
 Type of assessment: RPSAP, existing dwelling
 Total floor area: 112 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	Environment Impact (CO ₂) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environment Impact (CO ₂) Rating	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	263 kWh/m ² per year	202 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	4.3 tonnes per year
Lighting	£75 per year	£60 per year
Heating	£72 per year	£59 per year
Hot water	£13 per year	£12 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 heating conditions (heating periods, room temperatures, 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 effects 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.

To see how this home can achieve its potential rating please see the recommended measures.

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