

Huron Road, Balham SW17

Tenure: Share of Freehold Borough: Wandsworth

£650,000

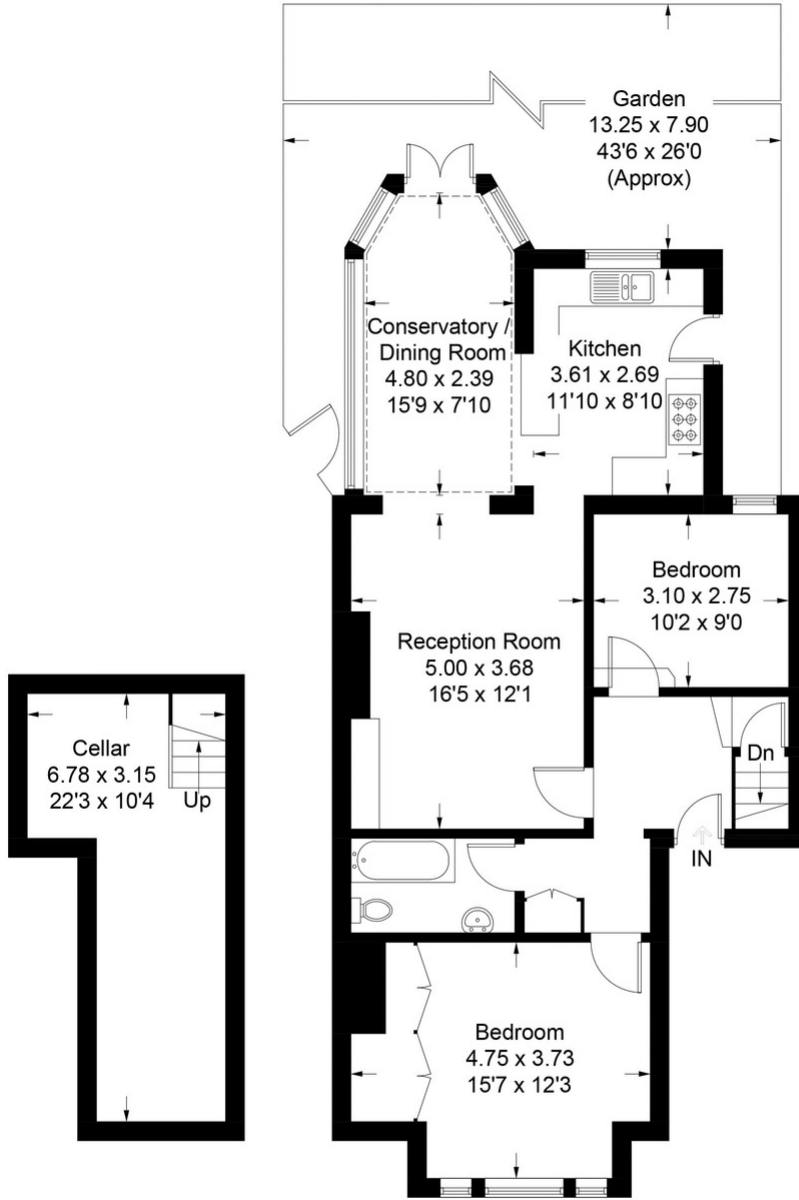
- Two bedroom ground floor flat
- Large South-West facing garden



A wonderful and spacious two bedroom ground floor garden flat on this extremely popular road on the Heaver Estate conservation area. Accommodation comprises a large master bedroom to the front and good double for the second bedroom. To the rear is a large reception room, opening out to an integrated conservatory that is also connected to the kitchen. To the rear is a large South-West facing garden and there is also a cellar offering excellent storage. Huron Road is a beautiful, residential street with attractive architecture and Tooting Bec Common at one end and the wide variety of shops, bars and restaurants of Balham High Road at the other. Transport can be found at Balham and Tooting Bec underground stations and Balham overground.

Huron Road

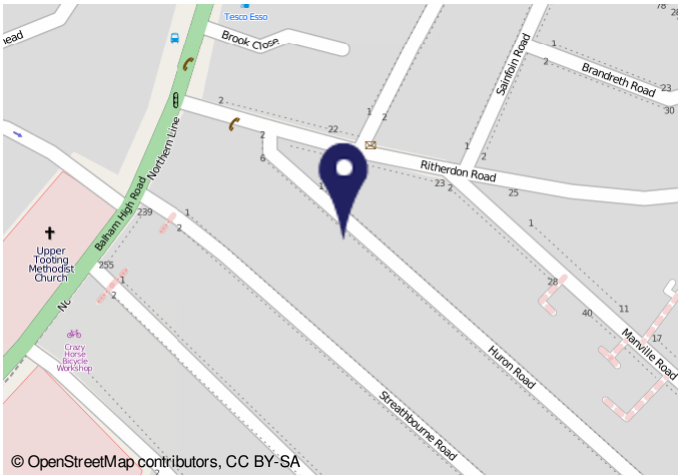
Approximate Gross Internal Area = 83.3 sq m / 897 sq ft
 Cellar = 16.5 sq m / 178 sq ft
 Total = 99.8 sq m / 1075 sq ft



Cellar
 Sq ft 178

Ground Floor
 Sq ft 897

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 428035)



Energy Performance Certificate HM Government

Flat A, 14 Huron Road, LONDON, SW17 9BB
 Dwelling type: Ground floor flat
 Date of assessment: 13 April 2018
 Date of certificate: 13 April 2018

Reference number: 0261-2887-0247-0665-8681
 Type of assessment: RdSAP existing dwelling
 Total floor area: 84 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,147
 Over 3 years you could save £ 777

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 291 over 3 years	£ 189 over 3 years	You could save £ 777 over 3 years
Heating	£ 2,361 over 3 years	£ 1,791 over 3 years	
Hot Water	£ 480 over 3 years	£ 296 over 3 years	
Total	£ 3,147	£ 2,399	

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

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 recommended measures 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 627
2 Increase hot water cylinder insulation	£35 - £50	£ 57
3 Low energy lighting for all fixed outlets	£20	£ 30

To find out more about the recommended measures and other actions you could take to help to save money, visit www.energy.gov.uk or call 0800 122 1224 (standard rate call). 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.