

## Telferscot Road, Balham SW12

Borough: Lambeth

**£3,350 pcm**

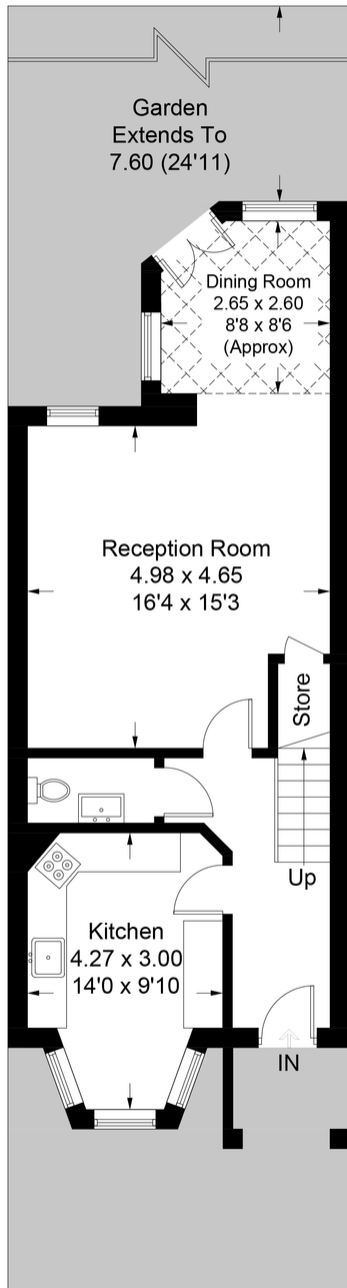
- Four bedroom house
- Three bathrooms



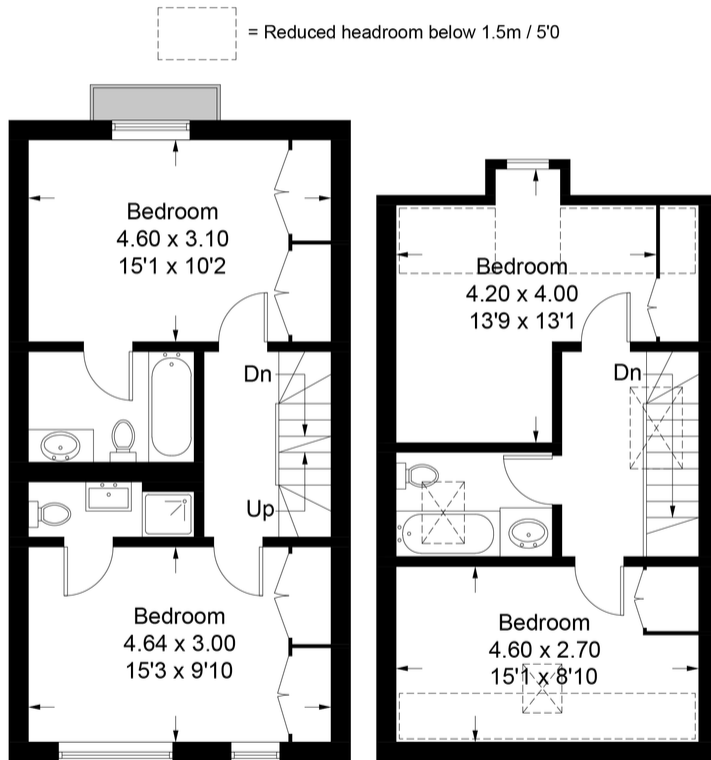
A very spacious four bedroom house on Telferscot Road in Balham. The ground floor accommodation comprises modern kitchen fitted with appliances, large reception room which leads into a conservatory, big enough for a dining room table for entertaining, private garden and downstairs WC. The first floor offers four spacious double bedrooms, two with en suite bathrooms and a further family bathroom. Telferscot Road is opposite Tooting Bec Common and is within close proximity of Balham BR and Northern Line station and the amenities of Balham High Road. Available soon, furnished.

# Telferscot Road

Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft  
 Reduced Headroom = 7.3 sq m / 78 sq ft  
 Total = 135.1 sq m / 1454 sq ft



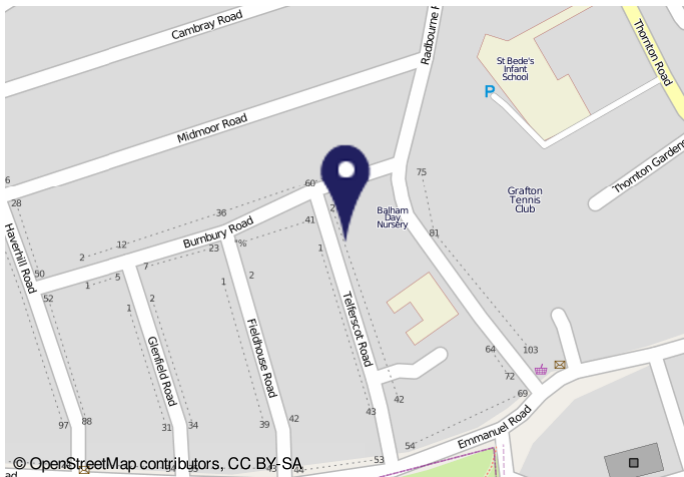
**Ground Floor**



**First Floor**

**Second 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. (ID598092)



**Energy Performance Certificate** HM Government

14, Telferscot Road, LONDON, SW12 6GD  
 Dwelling type: Mid-terrace house  
 Date of assessment: 20 April 2018  
 Date of certificate: 21 April 2018  
 Reference number: 8548-7524-0230-3760-7922  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 126 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:** £ 2,337  
 Over 3 years you could save £ 357

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current	Potential
Lighting	£ 459 over 3 years	£ 201 over 3 years	£ 258
Heating	£ 1,458 over 3 years	£ 1,491 over 3 years	£ 367
Hot Water	£ 423 over 3 years	£ 206 over 3 years	£ 217
<b>Total</b>	<b>£ 2,340</b>	<b>£ 1,898</b>	<b>£ 442</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. They include 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	£ 100	£ 204
2 Solar water heating	£ 4,000 - £5,000	£ 756
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 673

To find out more about the recommended measures and other actions you could take to save money, visit [www.gov.uk/government/guidance/energy-guidance](http://www.gov.uk/government/guidance/energy-guidance) or call 0800 122 1224 (relevant advice only). 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.