

Weir Road, Balham SW12

Borough: Wandsworth

£2,600 pcm

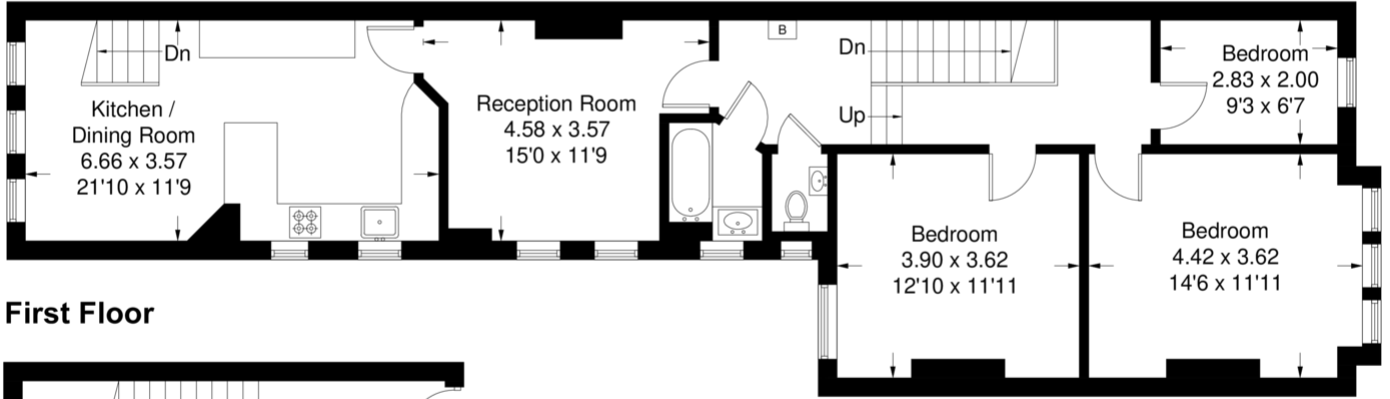
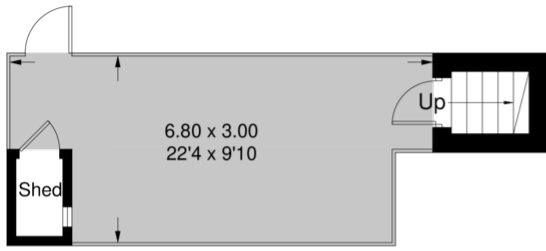
- Three bedroom maisonette
- Private garden



A large and recently redecorated, three bedroom maisonette on Weir Road, Balham. Arranged on the first floor the property offers; three bedrooms, a modern tiled bathroom and separate WC, reception room and an open/ plan kitchen reception room which offers access onto a private and well maintained garden. Weir Road is located just off Cavendish Road which is within close proximity of Balham BR and the amenities of Balham High Road. Available now.

Weir road

Approximate Gross Internal Area
(Excluding Shed)
102.0 sq m / 1098 sq ft

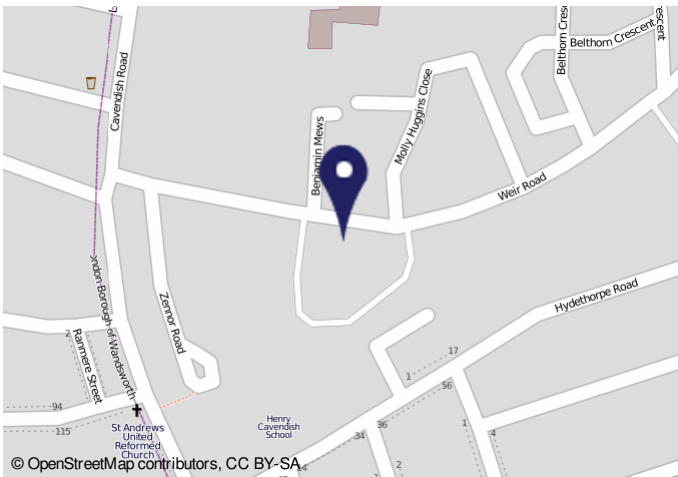


First Floor



Ground 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. (ID435238)



Energy Performance Certificate

14, Weir Road
LONDON
SW12 0NA

Dwelling type: Top floor maisonette
Date of assessment: 25 November 2008
Date of certificate: 25 November 2008
Register number: 05512844-0994-0829-0061
Total floor area: 97 m²

This home's performance is rated in terms of 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	B

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

	Current	Potential
Energy use	366 kWh/m ² per year	293 kWh/m ² per year
Carbon dioxide emissions	8.0 tonnes per year	4.8 tonnes per year
Lighting	£51 per year	£51 per year
Heating	£768 per year	£504 per year
Hot water	£92 per year	£55 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel used and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

This address and energy rating of the dwelling in this EPC may be given to EPC to provide information on how to check for improving its energy performance.
For advice on how to use this information to help you decide if you should improve the energy performance of your home contact the Energy Saving Trust on 0800 912 012 or visit www.energy-saving-trust.org.uk/enhance

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.