

## Radbourne Road, Balham SW12

Tenure: Share of Freehold Borough: Lambeth

**£549,995**

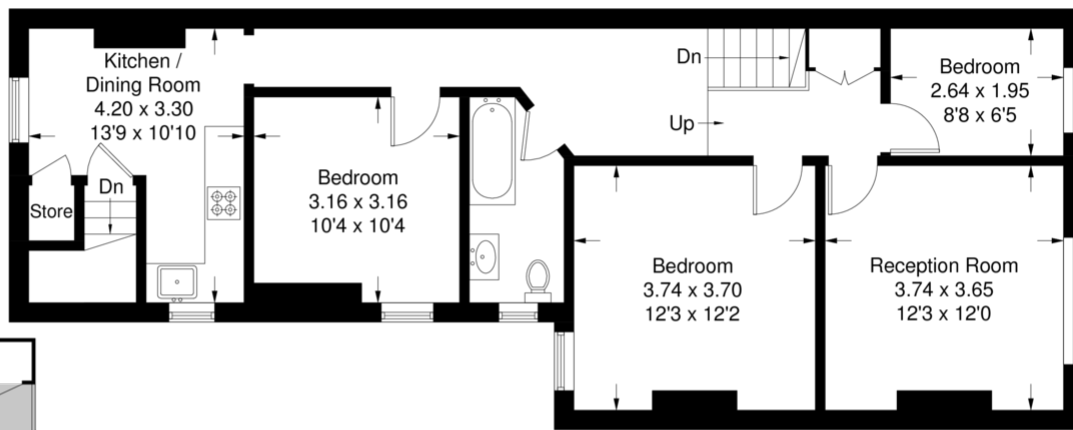
- **Three Bedrooms**
- **First Floor Maisonette**



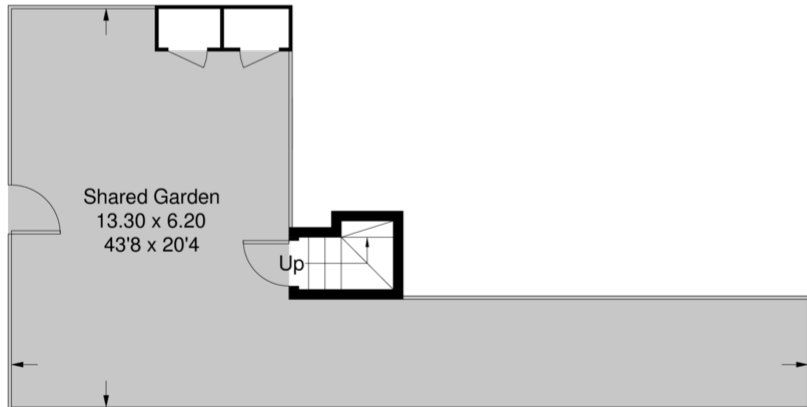
A spacious and light three bedroom first floor Victorian Maisonette with garden located in the highly sought after Hyde Farm Conservation area within close proximity to both central Balham and Clapham South. The accommodation comprises of a bright west facing reception room, two double bedrooms and one single room and an eat in kitchen with direct access to the garden. Radbourne Road is a quiet residential road and close to the open space of Tooting Bec Common. Balham offers both rail and underground routes in to and out of London. The high road between Balham and Clapham offers a wide variety of bars, restaurants, shops and high brand supermarkets. The property would be offered to the market chain free.

# Radbourne Road

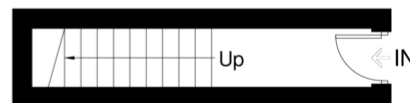
Approximate Gross Internal Area  
85.1 sq m / 916 sq ft



**First Floor**

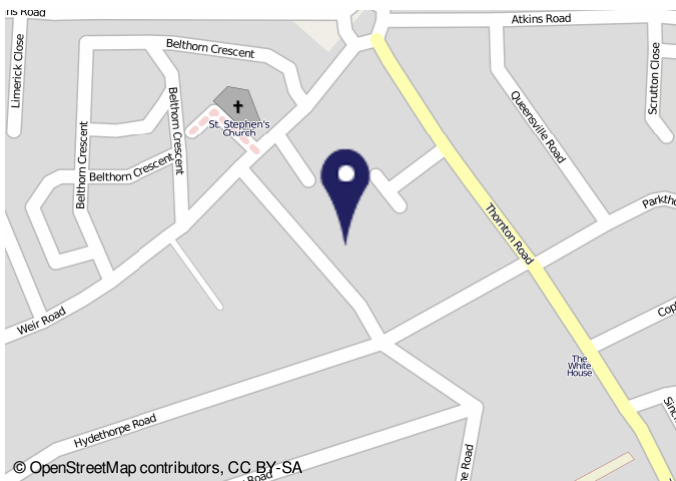


**Ground Floor**



**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. (ID437645)



**Energy Performance Certificate**

27a, Radbourne Road, LONDON, SW12 8EA  
 Dwelling type: Top-floor maisonette  
 Date of assessment: 14 February 2015  
 Date of certificate: 28 February 2015  
 Reference number: 0045-2834-6326-9190-4035  
 Type of assessment: RUSAP existing dwelling  
 Total floor area: 75 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 making improvement measures

**Estimated energy costs of dwelling for 3 years:**

Current costs	£ 2,847	Potential costs	£ 1,654 over 3 years	Potential future savings	£ 2,847
Lighting	£ 275 over 3 years	£ 165 over 3 years	£ 1,654 over 3 years	£ 1,654 over 3 years	£ 1,654 over 3 years
Heating	£ 2,077 over 3 years	£ 1,654 over 3 years	£ 297 over 3 years	£ 297 over 3 years	£ 297 over 3 years
Hot Water	£ 297 over 3 years	£ 297 over 3 years	£ 297 over 3 years	£ 297 over 3 years	£ 297 over 3 years
<b>Total</b>	<b>£ 2,847</b>	<b>£ 2,847</b>	<b>£ 2,847</b>	<b>£ 2,847</b>	<b>£ 2,847</b>

Over 3 years you could save **£ 771**

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 suitable 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 recommendations 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	£ 261
2 Low energy lighting for all fixed outlets	£40	£ 58
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 336

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could save money on, visit [www.gov.uk/energy-efficiency](http://www.gov.uk/energy-efficiency) or call 0800 123 1234 (texted optional only). The Green Deal may enable you to finance your home's energy and/or water efficiency improvements.

**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.