

Cavendish Road, Balham SW12

Tenure: Freehold Borough: Lambeth

£995,000

- Wonderful three bedroom Victorian house
- Lovely private garden



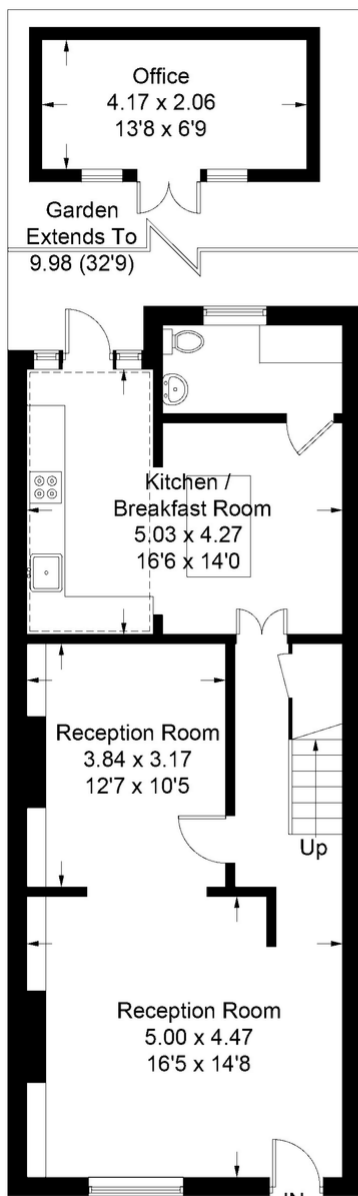
This charming three bedroom Victorian house is in a lovely location, very close to the centre of Balham. The ground floor comprises of a double reception room, extended kitchen-breakfast room and cloakroom/utility and access to the lovely, sunny rear garden. At the end of the garden is a studio room / office. Upstairs are three bedrooms and a modern bathroom. Cavendish Road offers wonderful access to all the amenities of Balham as well as the Northern Line tube stations of Balham and Clapham South. There are also some excellent local schools within walking distance including Henry Cavendish.

Cavendish Road

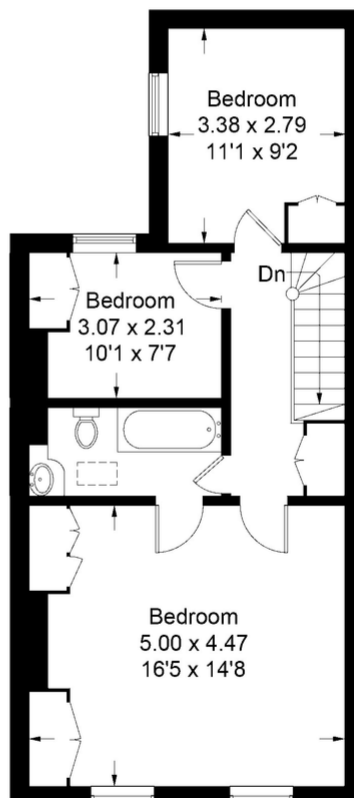
Approximate Gross Internal Area Total = 118.2 sq m / 1272 sq ft

Office = 8.6 sq m / 92 sq ft

Total = 126.8 sq m / 1364 sq ft

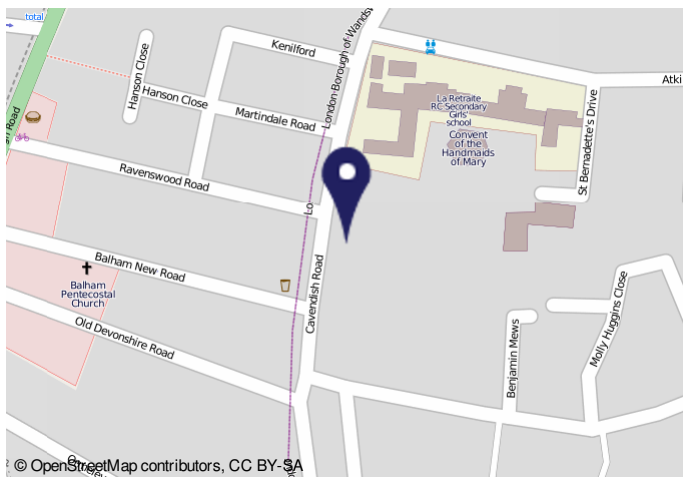


Ground Floor
Sq ft 712



First Floor
Sq ft 560

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2018 (ID441171)



Energy Performance Certificate

231, Cavendish Road
LONDON
SW12 0NP

Dwelling type: Mid terrace house
Date of assessment: 10 June 2011
Date of certificate: 13 June 2011
Reference number: 8117-7508-4-250-1460-0003
Type of assessment: RPSAP - existing dwelling
Total floor area: 117 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

Current Potential

Environmental Impact (CO₂) Rating

The figure shows two horizontal bar charts. The first chart, 'Energy Efficiency Rating', has a scale from A (green) to G (red). The current rating is C, and the potential rating is B. The second chart, 'Environmental Impact (CO₂) Rating', has a scale from A (green) to G (red). The current rating is D, and the potential rating is C.

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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

	Current	Potential
Energy use	282 kWh/m ² per year	233 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	4.3 tonnes per year
Lighting	£76 per year	£76 per year
Heating	£1,070 per year	£870 per year
Hot water	£130 per year	£127 per year

You could save up to £104 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 running 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 impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with repairs, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a mark and seal way to identify the most energy efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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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.