

Terrapin Court , Balham SW17

Tenure: Leasehold Borough: Wandsworth

£325,000

- Two bed purpose built flat in private block
- Lease 99 years from 25.12.1970 52 years remaining. Ground rent £31 rising to £41



A two bed purpose built flat in this private block just off Bedford Hill in the Heaver Estate.

The property is in need of refurbishment and benefits from a private balcony off the kitchen. Balham Overground and Underground station offer routes in to and out of London.

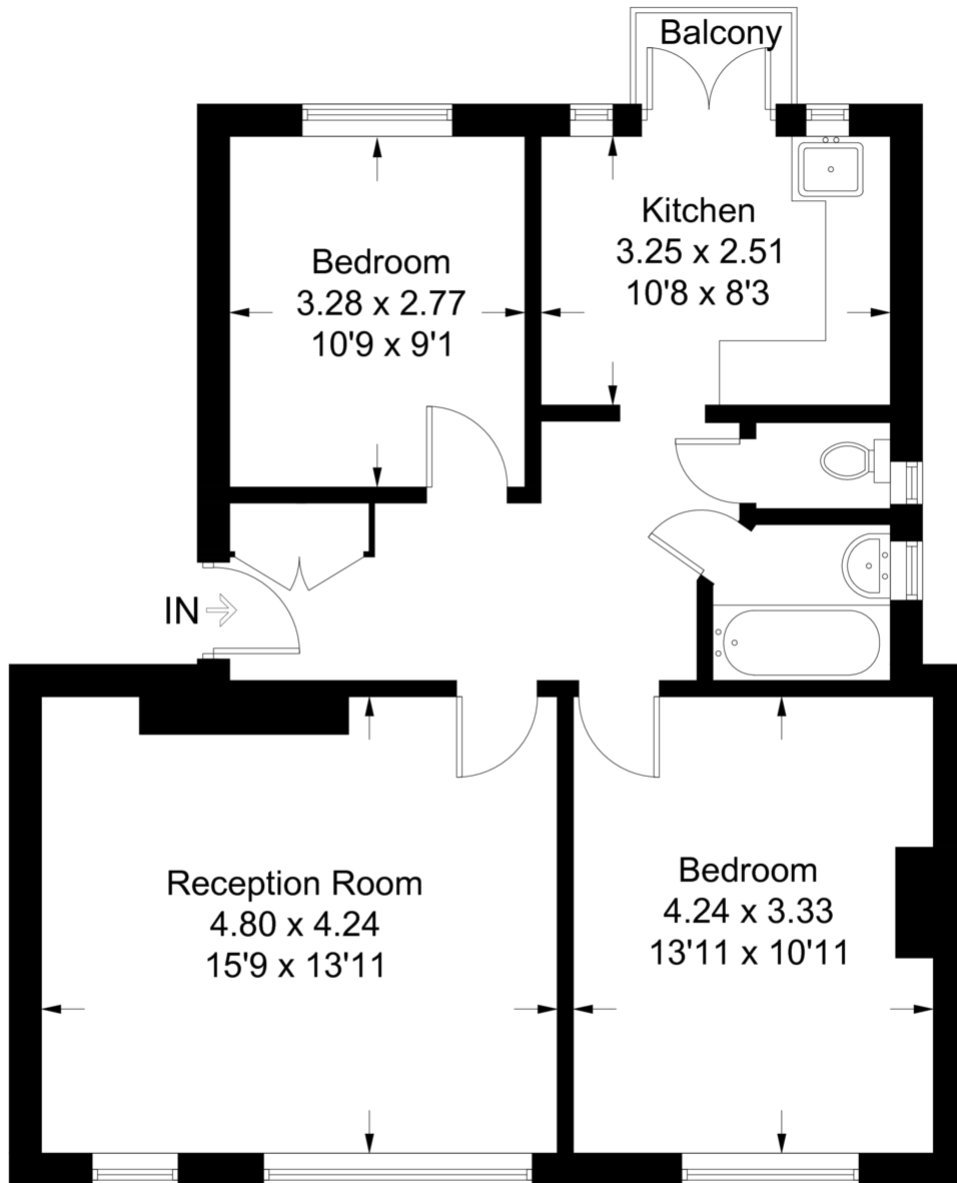
The green wide open spaces of Tooting and Clapham Common are both close by. There are several shops, bars and restaurants both on and off the High Road.

This property is being sold with no chain.

Terrapin Court

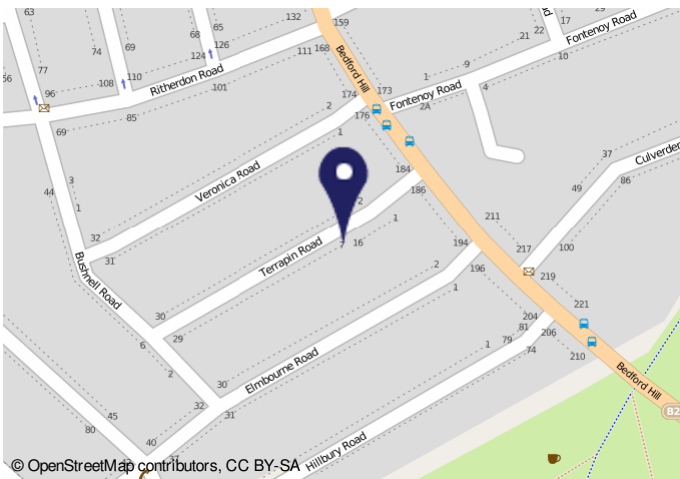


Approximate Gross Internal Area Total = 67.6 sq m / 728 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID448515)



Energy Performance Certificate HM Government

Flat 12 Terrapin Court, Terrapin Road, LONDON, SW17 8QY

Dwelling type: Mid-floor flat Reference number: 8236-7072-7254-1325-6960

Date of assessment: 17 April 2018 Type of assessment: RdSAP existing dwelling

Date of certificate: 17 April 2018 Total floor area: 68 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,196

Over 3 years you could save: £ 966

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 160 over 3 years	You could save £ 966 over 3 years
Heating	£ 1,419 over 3 years	£ 788 over 3 years	
Hot Water	£ 384 over 3 years	£ 282 over 3 years	
Total	£ 2,106	£ 1,130	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes 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 Internal or external wall insulation	£4,000 - £14,000	£ 554
2 Low energy lighting for all fixed outlets	£50	£ 128
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 240

To find out more about the recommended measures and other actions you could take to save money, visit www.energy.gov.uk or call 0800 122 1224 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.