

Ritherdon Road, Balham SW17

Tenure: Leasehold Borough: Wandsworth

£350,000

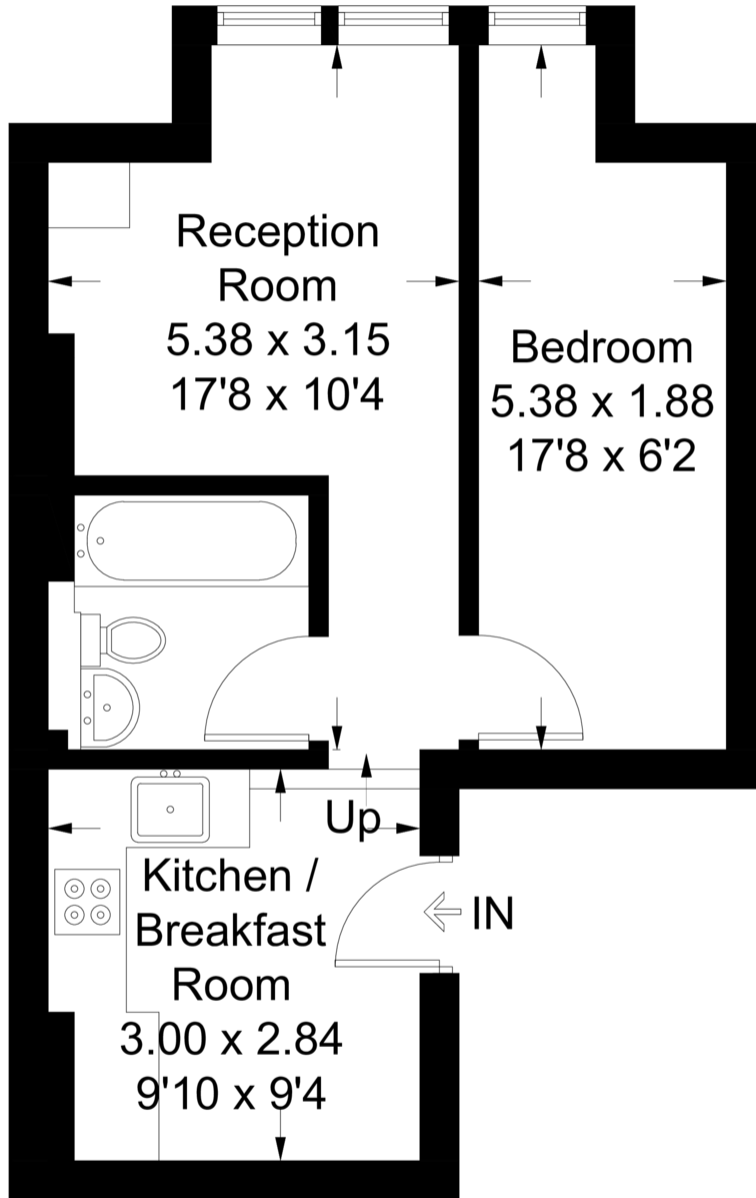
- Beautiful one bedroom conversion
- Brilliant Balham location



Finished to the highest of standards is this lovely one bedroom period conversion in a handsome Victorian building. The property is located on the lovely Ritherdon Road which is a short walk from Balham Tube and overground rail links as well as the wonderful array of shops bars and restaurants in the centre of Balham but also at the end of the street.

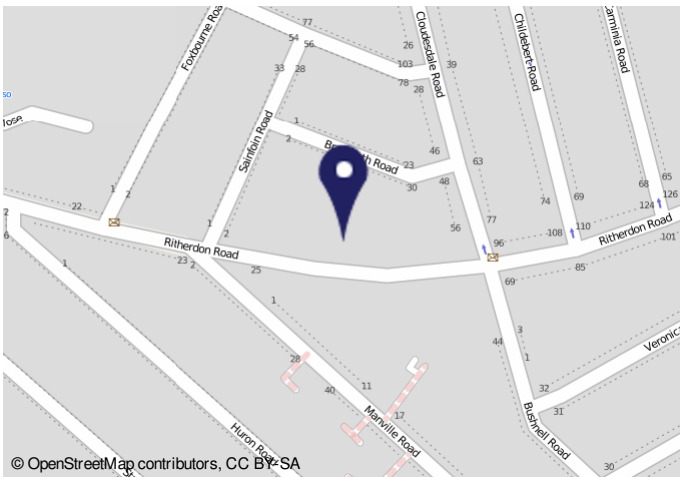
Ritherdon Road

Approximate Gross Internal Area = 35.2 sq m / 379 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID461092)



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Energy Performance Certificate

Flat 1G
40 Ritherdon Road
LONDON
SW17 8DD

Dwelling type: Ground floor flat
Date of assessment: 03 November 2009
Date of certificate: 03 November 2009
Reference number: 9450-287-119-040-2461
Type of assessment: RdSAP, existing dwelling
Total floor area: 40 sq m

This home's performance is rated in terms of the 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	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

England & Wales EPC Rating: G
Environmental Impact Rating: G

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	263 kWh/m ² per year	263 kWh/m ² per year	
Carbon dioxide emissions	2 tonnes per year	1.6 tonnes per year	
Lighting	£40 per year	£20 per year	
Heating	£208 per year	£207 per year	
Hot water	£136 per year	£34 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 assumptions (heating controls, water temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the built-in appliances (such as fridges, freezers, etc.) nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. The EPC and recommended report may be given as the Energy Saving Trust logo and 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.