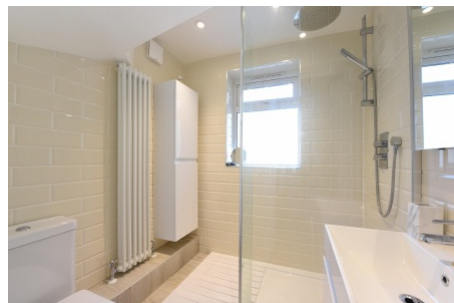


## Ramsden Road, Balham SW12

Tenure: Leasehold Borough: Wandsworth

**£490,000**

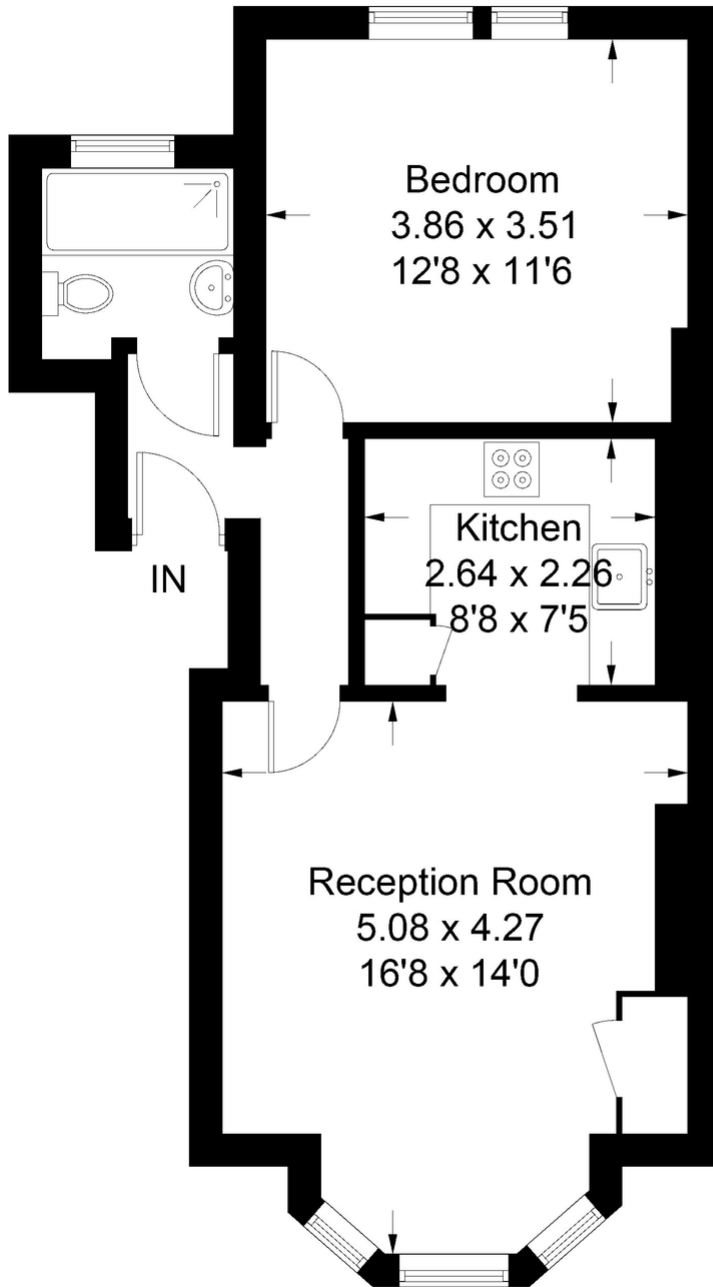
- Large and bright one bedroom flat
- Victorian conversion



A wonderful and very spacious one bedroom property arranged over the raised ground floor of this beautiful Victorian building. The flat, located in the extremely popular Nightingale Triangle, is also very close to the heart of Balham with easy access to the wonderful array of shops, bars and restaurants there. It is also a short walk to the Northern line connection at Balham underground station and the overground rail links as well. The flat comprises large reception with contemporary styled modern-kitchen, open but annexed to the rear, large bedroom at the back of the property and modern bathroom. The flat is in excellent condition throughout.

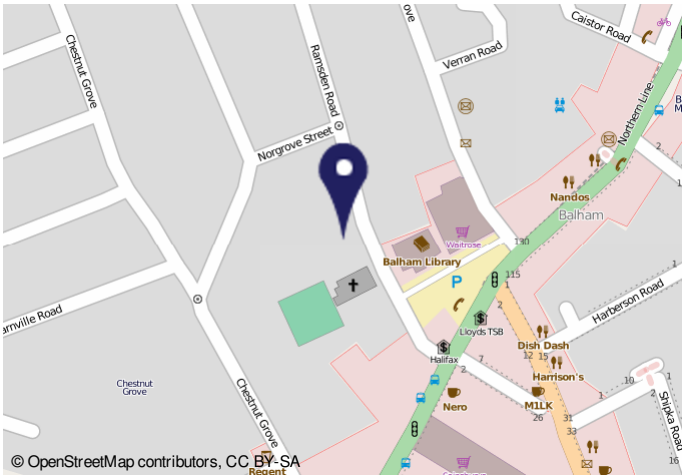
# Ramsden Road

Approximate Gross Internal Area Total = 48.4 sq m / 521 sq ft



## Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID464913)



**Energy Performance Certificate**

30b Ramsden Road, LONDON, SW12 8GK  
 Dwelling type: Mid-floor flat  
 Date of assessment: 31 July 2015  
 Date of certificate: 03 August 2015

Reference number: 7258-8088-7253-3275-8990  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 50 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 installing improvement measures

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

Current costs	£ 4,365
Over 3 years you could save	£ 285

**Estimated energy costs of this home**

Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years
Heating	£ 887 over 3 years	£ 578 over 3 years
Hot Water	£ 273 over 3 years	£ 278 over 3 years
<b>Total</b>	<b>£ 1,365</b>	<b>£ 1,809</b>

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 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 recommended actions 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	£ 285

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to finance your home repairs and improve its energy efficiency.

**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.