

Rossiter Road, Balham SW12

Borough: Wandsworth

£2,200 pcm

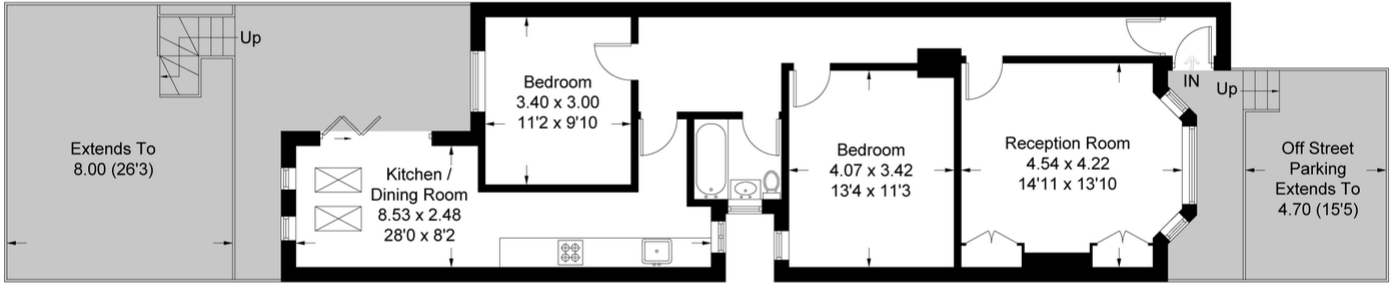
- Two double bedroom flat
- Ground floor maisonette



A spacious and lovely presented, two double bedroom garden flat on Rossiter Road. This flat occupies the whole ground floor and comprises large reception room with bay window, two double bedrooms, tiled bathroom, kitchen fitted with appliances and dining area which leads out onto the private garden. The property also benefits from off-street parking. Rossiter Road is ideally located in close proximity to the bars, restaurants and shops of Balham High Road and Balham station. Available mid-end March, unfurnished.

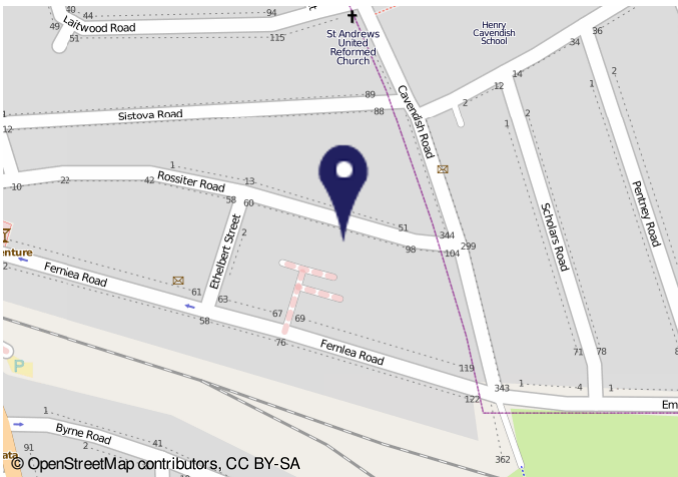
Rossiter Road

Approximate Gross Internal Area
81.3 sq m / 875 sq ft



Lower 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. (ID545016)



Energy Performance Certificate

180, Rossiter Road
LONDON
SW12 9NK

Dwelling type: Top-Floor flat
Date of assessment: 20 September 2011
Date of certificate: 20 September 2011
Type of assessment: RPSAP, existing dwelling
Reference number: B044 521 661010 120 708
Total floor area: 150 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
A		
B		
C		
D		
E		
F		
G		

England & Wales

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	295 kWh per year	253 kWh per year
Carbon dioxide emissions	6.2 tonnes per year	5.3 tonnes per year
Lighting	£55 per year	£55 per year
Heating	£1,052 per year	£952 per year
Hot water	£52 per year	£52 per year

You could save up to £156 per year

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a trade and easy way to ensure the most energy efficient products are the chosen. 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.

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.