

Balham High Road, Balham SW17

Borough: Wandsworth

£1,700 pcm

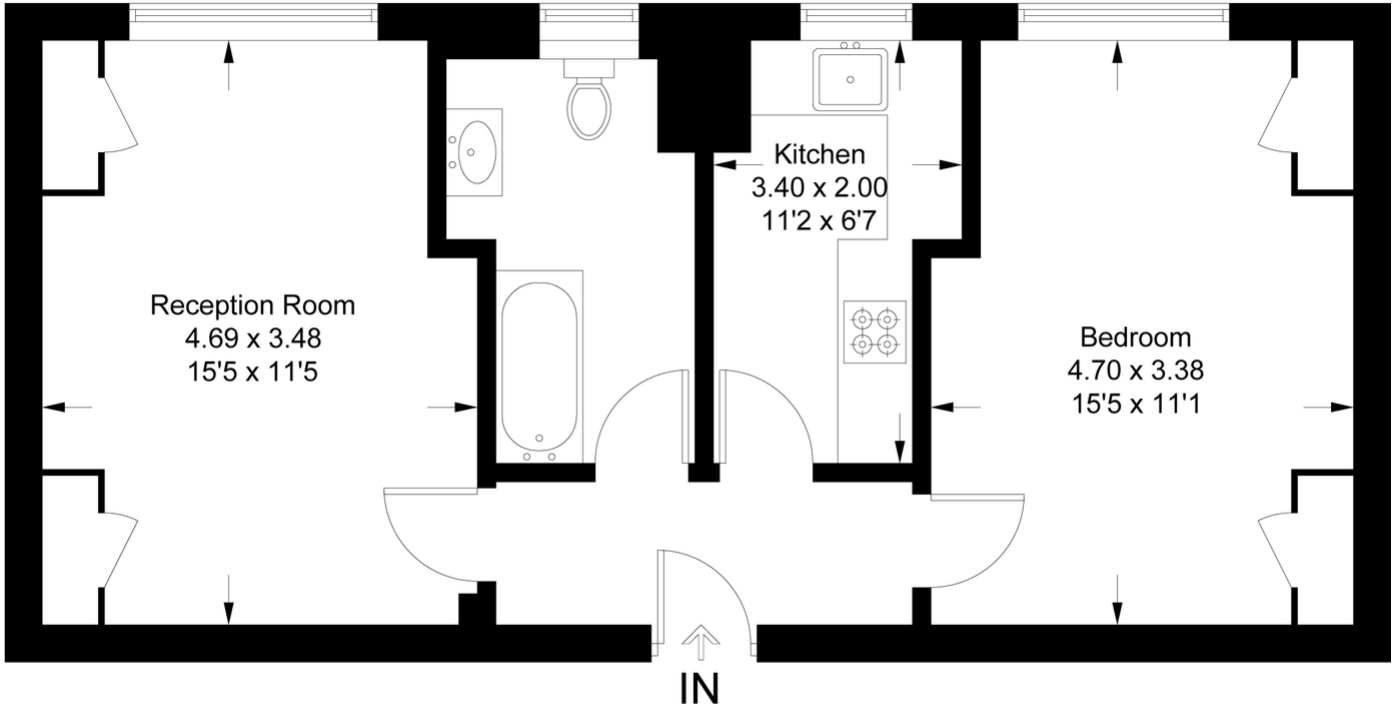
- One bedroom
- Second floor



A beautifully presented one bedroom, second floor apartment with west facing views over London. The property comprises; large double bedroom with built in storage, generous size living room, recently fitted kitchen with appliances and tiled modern bathroom. This recently redecorated apartment also benefits from 24 hour concierge service and heating and hot water are included in the rent. Du Cane Court is ideally located on Balham High Road within close proximity to the local amenities and Balham station. Available from the beginning of March and comes unfurnished.

Du Cane Court

Approximate Gross Internal Area
49.7 sq m / 535 sq ft



Second 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. (ID511105)



Energy Performance Certificate HM Government

Flat #22 Du Cane Court, Baham High Road, LONDON, SW17 7JQ
 Dwelling type: Mid-floor flat Reference number: 0029-2814-7276-8624-1875
 Date of assessment: 24 March 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 02 April 2014 Total floor area: 45 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: £ 1,281
 Over 3 years you could save £ 456

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 96 over 3 years	You could save £ 456 over 3 years
Heating	£ 834 over 3 years	£ 423 over 3 years	
Hot Water	£ 312 over 3 years	£ 312 over 3 years	
Total	£ 1,281	£ 829	

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 used 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 65).
 The EPC rating given 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	£ 204
2 Draught proofing	£80 - £120	£ 24
3 Low energy lighting for all floor outlets	£15	£ 38

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 123 1234 (textphone 0300 1234). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.