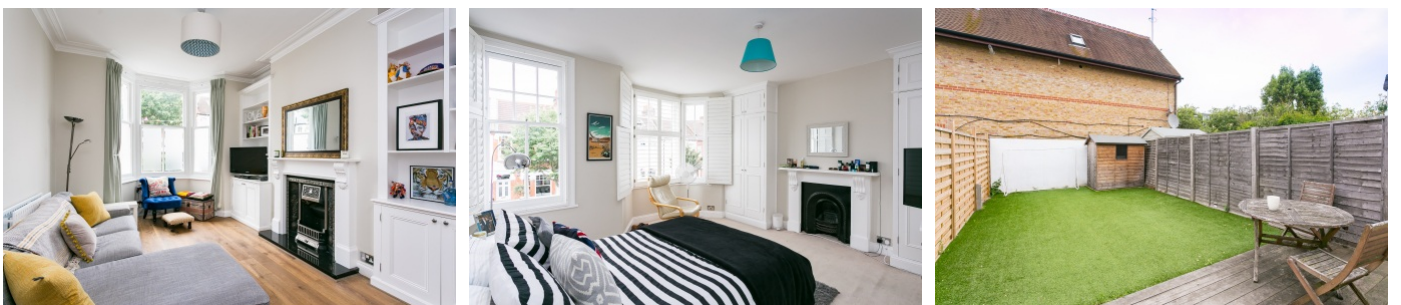


Laitwood Road, Balham SW12

Borough: Wandsworth

£3,250 pcm

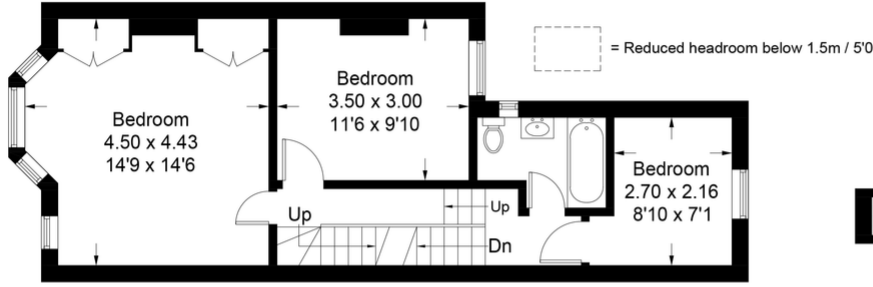
- Four Bedrooms
- Large immaculate eat in Kitchen



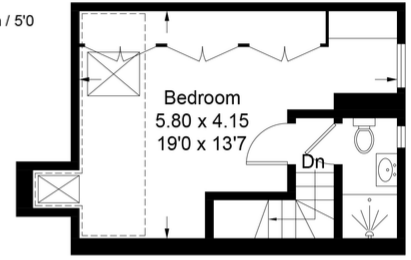
A truly stunning four double bedroom house situated in the heart of Balham. The property comprises of a double reception room, Large extended eat in kitchen which opens onto an immaculate private garden, four bedrooms two bathrooms and a downstairs WC. The house is immaculately presented throughout and would be ideal for family or shares. Available from the end of August, unfurnished.

Laitwood Road

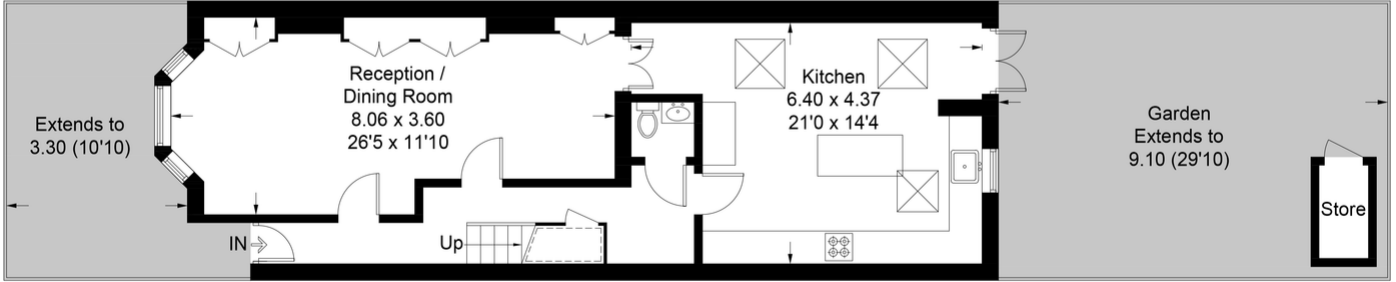
Approximate Gross Internal Area = 130.2 sq m / 1402 sq ft
 Reduced Headroom = 6.6 sq m / 71 sq ft
 Total = 136.8 sq m / 1473 sq ft



First Floor

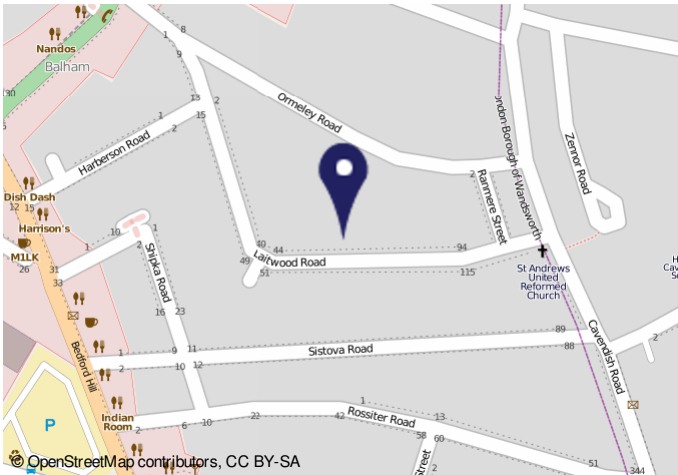


Second Floor



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. (ID561208)



Energy Performance Certificate

70, Laitwood Road
 LONDON, E15 1JQ

Dwelling type: Mid-terrace house
 Date of assessment: 09 July 2010
 Date of certificate: 10 July 2010
 Reference number: 8559-822-7000-1711-3096
 National number: RUSAP-existing dwelling
 Type of assessment: RUSAP-existing dwelling
 Total floor area: 140 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	240 kWh/m ² per year	203 kWh/m ² per year
Carbon dioxide emissions	5.9 tonnes per year	4.9 tonnes per year
Lighting	£105 per year	£76 per year
Heating	£814 per year	£721 per year
Hot water	£148 per year	£127 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 running conditions (heating periods, room 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 fuels used for cooking or running appliances, such as TV, fridge 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. This EPC and recommendations need only be given to the Energy Search Tools 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.