

Glenfield Road, Balham SW12

Borough: Lambeth

£3,000 pcm

- Three double bedroom top floor maisonette
- Two bathrooms

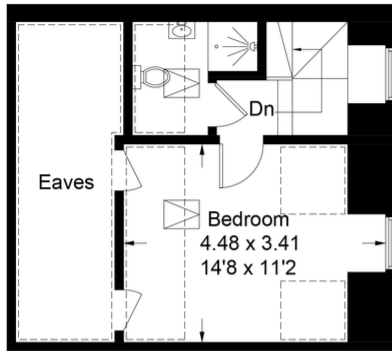


A recently refurbished and spacious split-level, Victorian maisonette covering the first and second floors, with three double bedrooms and a private south west facing garden, situated in Balham's ever popular Hyde Farm Estate.

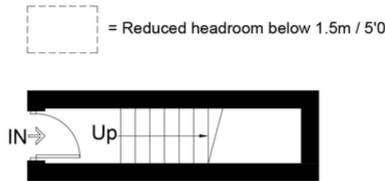
Glenfield Road is part of a wonderful community, within close proximity of Henry Cavendish and Telferscot Primary schools, and well situated for easy access to Balham mainline and underground stations (Northern Line). Tooting Bec Common, shops, bars, restaurants and other local amenities of Balham and Streatham Hill are also close by. Available from 8th October, unfurnished. Ideal for a family or group of friends sharing.

Glenfield Road

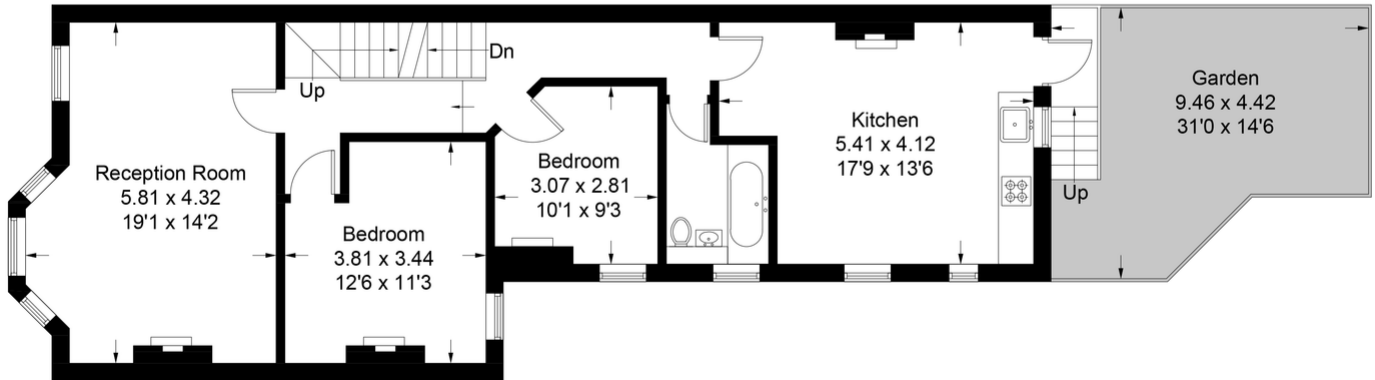
Approximate Gross Internal Area (Excluding Eaves) = 100.3 sq m / 1080 sq ft
 Reduced Headroom = 8.1 sq m / 87 sq ft
 Total = 108.4 sq m / 1167 sq ft



Second Floor

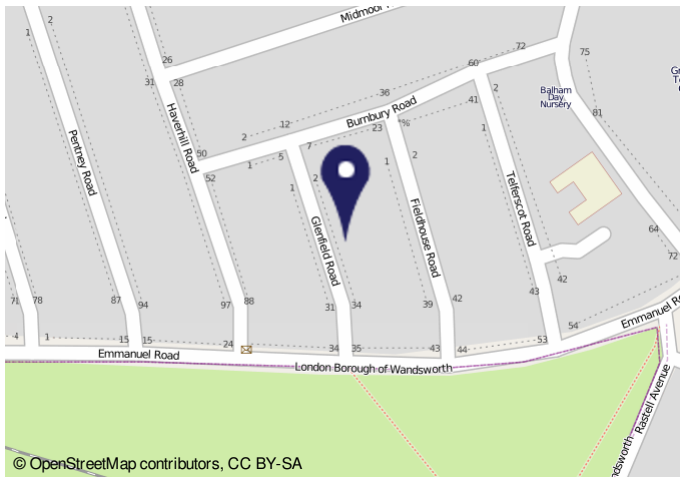


Ground Floor



First 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. (ID581139)



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Energy Performance Certificate

26, Glenfield Road, LONDON, SW12 9HG
 Dwelling type: Top-floor maisonette
 Date of assessment: 03 September 2019
 Date of certificate: 11 September 2019
 Reference number: 0078-0091-7261-6861-4934
 Type of assessment: RdSAP existing dwelling
 Total floor area: 98 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: **£ 1,953**
 Over 3 years you could save **£ 396**

Current costs	Potential costs	Potential future savings
Lighting £ 222 over 3 years	£ 205 over 3 years	You could save £ 396 over 3 years
Heating £ 1,487 over 3 years	£ 1,088 over 3 years	
Hot Water £ 244 over 3 years	£ 204 over 3 years	
Total £ 1,953	£ 1,497	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it 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 recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating shown here is based on apparent 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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 105
2. Internal or external wall insulation	£4,000 - £14,000	£ 195
3. Replace single glazed windows with low-E double glazed windows	£3,200 - £1,500	£ 195

For more information about energy and gas use, take a look at www.gov.uk/government/organisations/energy-efficiency-trust or call telephone 0800 444222. This Green Deal may enable you to make your home warmer and cheaper to run.

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.