

Old Devonshire Road, Balham SW12

Tenure: Leasehold Borough: Wandsworth

Offers in excess of £500,000

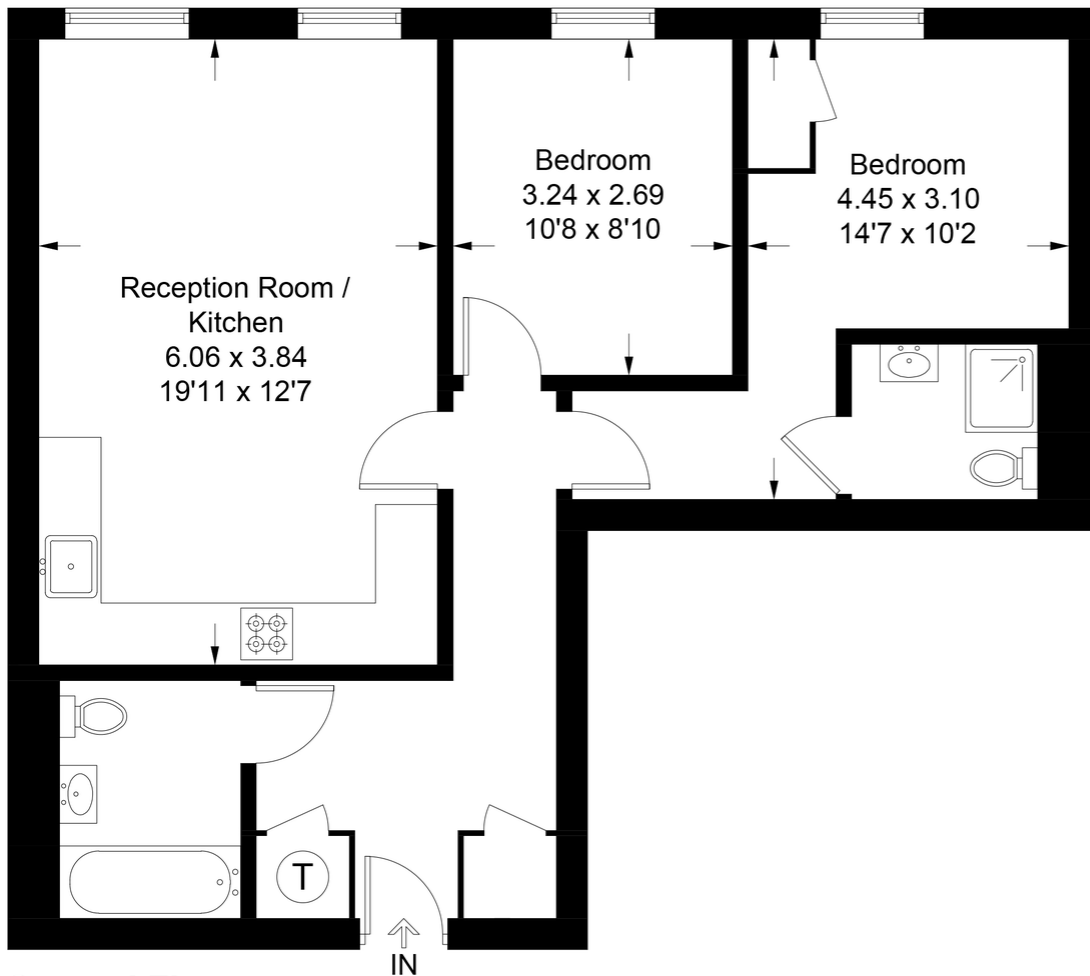
- Two double bedrooms, two bathrooms
- Short walk to Northern Line Tube at Balham or Clapham South



A wonderful two bedroom, two bathroom apartment in this attractive modern building a short walk from the brilliant array of shops, bars and restaurants of Balham High Road. The property has large windows and excellent natural light, comes with a designated parking space and is offered to the market chain free. At one end of the high street is Balham tube and overground station and at the other is Clapham South Tube and the wide open spaces of Clapham Common.

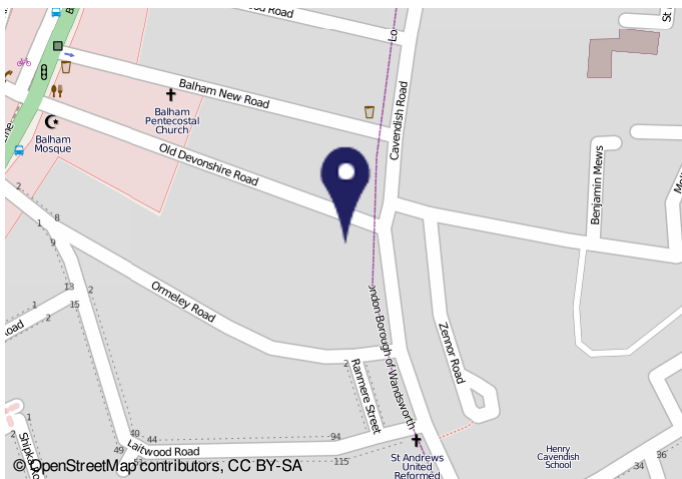
New Gothic Lodge

Approximate Gross Internal Area
64.7 sq m / 696 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. (ID627007)



Energy Performance Certificate

14 New Gothic Lodge, 1, Old Devonshire Road, LONDON, SW12 9RE
 Dwelling type: Mid-rise flat Reference number: 0165-2853-7470-8621-2231
 Date of assessment: 27 March 2019 Type of assessment: RdSAP existing dwelling
 Date of certificate: 27 March 2019 Total floor area: 63 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 636	£ 54

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 402 over 3 years	£ 411 over 3 years	
Hot Water	£ 381 over 3 years	£ 316 over 3 years	You could save £ 65 over 3 years
Total	£ 936	£ 880	

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 running appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficient: lower ratings are better	Current	Potential
Lighting	4	4
Heating	3	4
Hot Water	2	3
Total	3	4

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 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. Increase hot water cylinder insulation	£10 - £30	£ 24

To receive advice on what measures you can take to reduce your energy bills, visit www.energyefficiency.gov.uk or call Response 0800 444222. The 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.