

Stapleton Road, Tooting Bec SW17

Borough: Wandsworth

£2,500 pcm

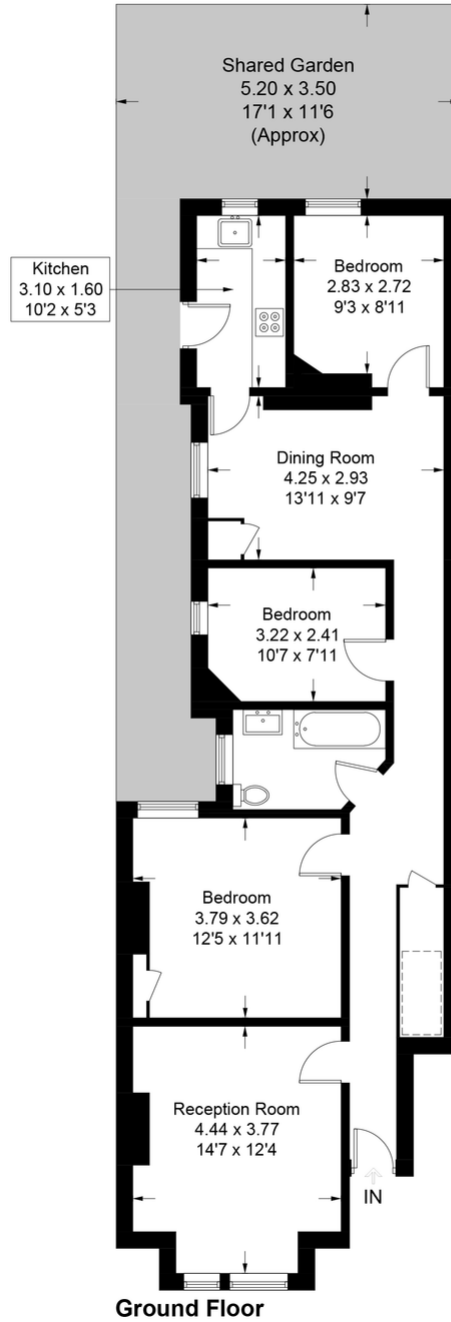
- Three double bedroom
- Period Conversion



This spacious ground floor flat comprises; a spacious reception room with beautiful fireplace, separate dining room with modern kitchen through which there is access to the lovely private garden. Stapleton Road is a charming residential street right in the heart of Tooting Bec offering easy access to the wonderful array of shops bars and restaurants of the local area. Weekly cleaner included within market price; this flat also benefits from Nest Heating. Available mid-June, furnished.

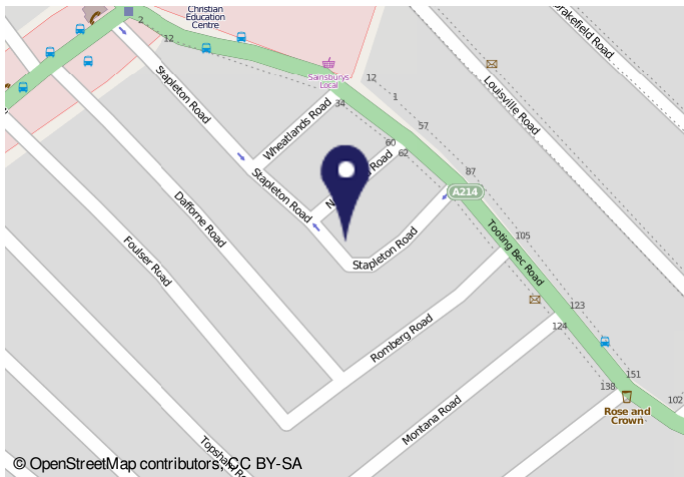
Stapleton Road

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 1.2 sq m / 13 sq ft
 Total = 85.1 sq m / 916 sq ft



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. (ID705560)



Energy Performance Certificate

71, Stapleton Road, LONDON, SW17 8AY
 Dwelling type: Ground floor flat
 Date of assessment: 01 June 2020
 Date of certificate: 01 June 2020

Reference number: 8750-6326-9980-4359-0202
 Type of assessment: RdSAP existing dwelling
 Total floor area: 62 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:

Current costs	£ 2,196
Over 3 years you could save	£ 648

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 204 over 3 years	
Heating	£ 1,598 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 358 over 3 years	£ 249 over 3 years	
Total	£ 2,196	£ 1,548	You could save £ 648 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot (not based on) energy used by individual households. This includes energy use for heating appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficiency	Current	Potential
Energy efficiency (per year) (A) (kWh/m ²)	111	92

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	£ 200
2 Draught proofing	£80 - £120	£ 21
3 Low energy lighting for all fixed outlets	£55	£ 152

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

To receive advice on what measures you can take to reduce your energy bills, visit www.stromenergyadvice.org.uk or call freephone 0800 444212. 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.