



Riggindale Road, London, SW16

£1,760,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 6

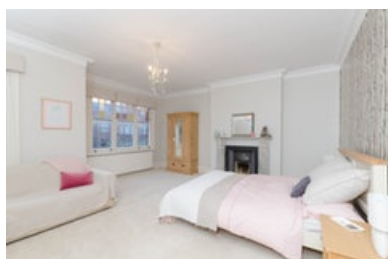
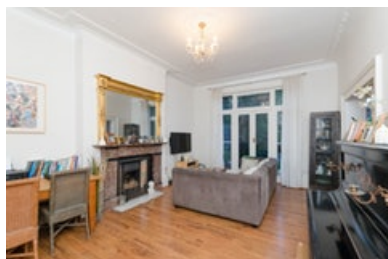
Just two minutes walk from the wide expanses of Tooting Common, this Victorian semi-detached family home is situated in a popular, family-friendly conservation area and boasts substantial modern living space, including two reception rooms and six bedrooms. The property has benefited from much modern

Key features:

- Substantial living space
- Off street parking
- Mature garden
- Original period features

Extra info:

- **Property Age:** 110 years
- **Council Tax:** Band G (£2400.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Off Street Parking



Just two minutes walk from the wide expanses of Tooting Common, this Victorian semi-detached family home is situated in a popular, family-friendly conservation area and boasts substantial modern living space, including two reception rooms and six bedrooms. The property has benefited from much modernisation of its original footprint yet has also retained many of the original period features, including stained-glass windows, floor tiles, and fireplaces in most of the rooms. There is generous off-street parking for two cars, and a mature, well-maintained rear garden that catches the sun for most of the day. All three Streatham rail stations are within easy walking distance, and the underground network a short bus ride away on well-serviced bus routes a mere couple of minutes walk away. This property is a unique period home of beautiful proportions with an excellent aspect that offers a quiet, safe environment for a growing family, whilst conveniently close to local amenities and schools.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

13, Riggindale Road, LONDON, SW16 1QL

Dwelling type: Mid-terrace house	Reference number: 2628-9061-7288-5398-9974
Date of assessment: 22 August 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 August 2018	Total floor area: 253 m ²

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:	£ 5,622
Over 3 years you could save	£ 2,589

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 678 over 3 years	£ 345 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;"> You could save £ 2,589 over 3 years </div>
Heating	£ 4,443 over 3 years	£ 2,184 over 3 years	
Hot Water	£ 501 over 3 years	£ 504 over 3 years	
Totals	£ 5,622	£ 3,033	

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

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

Current	Potential
62	83

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 60).
 The EPC rating shown 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

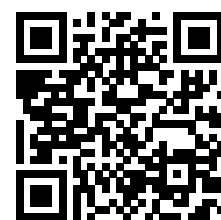
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 354
2 Room-in-roof insulation	£1,500 - £2,700	£ 390
3 Internal or external wall insulation	£4,000 - £14,000	£ 855

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-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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