



## Iron Mill Road, London, SW18

**£380,000**

Leasehold

**Tenure:** Leasehold, **Bedrooms:** 3

HouseSimple is pleased to present this 3 bedroom flat for sale in south west London. This property consists of a separate kitchen, reception, 3 bedrooms, family bathroom and balcony. This property is in need of modernisation and would benefit from having new bathroom and kitchen installed. Contact

### Key features:

- 3 bedrooms
- Balcony
- Wandsworth Station Within Walking Distance
- Local Schools And Amenities
- Local Regular Bus Service

## Extra info:

- **Property Age:** 72 years
- **Council Tax:** Band c (£705.77 per-annum)
- **Double Glazing:** None
- **Heating:** Electric
- **Parking:** Permit Holder
- **Lease info:** 89 years remaining
  - Ground Rent:** £1200.00 per-annum
  - Maintenance Company:** council

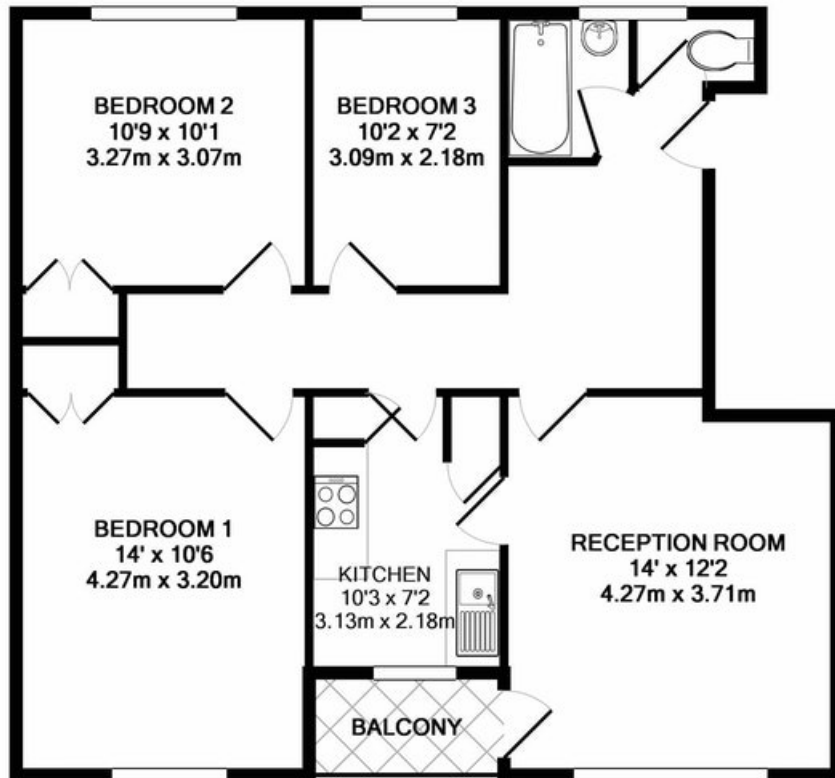
HouseSimple is pleased to present this 3 bedroom flat for sale in south west London.

This property consists of a separate kitchen, reception, 3 bedrooms, family bathroom and balcony. Reception room and bedrooms are spacious.

This property is in need of modernisation and would benefit from having new bathroom and kitchen installed.

Contact Housesimple today to arrange viewing

**Floor plan:**



TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

## Energy Performance Certificate:

**Energy Performance Certificate**

**Flat 43 Dometon House, Iron Mill Road, LONDON, SW18 2AF**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 9128-7036-7286-6251-0964
<b>Date of assessment:</b> 12 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 June 2019	<b>Total floor area:</b> 77 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,813</b>
<b>Over 3 years you could save</b>	<b>£ 1,887</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 180 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save £ 1,887 over 3 years                 </div>
Heating	£ 2,574 over 3 years	£ 681 over 3 years	
Hot Water	£ 1,062 over 3 years	£ 1,065 over 3 years	
<b>Totals</b>	<b>£ 3,813</b>	<b>£ 1,926</b>	

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**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #99cc99;">(81-91) <b>B</b></td> <td style="background-color: #ccffcc;">(69-80) <b>C</b></td> <td style="background-color: #ffffcc;">(55-68) <b>D</b></td> <td style="background-color: #ffcc99;">(39-54) <b>E</b></td> <td style="background-color: #ff9966;">(21-38) <b>F</b></td> <td style="background-color: #ff6666;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">44</td> <td style="font-size: 2em;">72</td> </tr> </table> <p>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.</p>	Current	Potential	44	72
(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>						
Current	Potential											
44	72											

**Top actions you can take to save money and make your home more efficient**

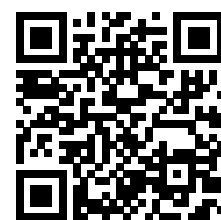
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,107
2 Draught proofing	£80 - £120	£ 90
3 High heat retention storage heaters	£1,600 - £2,400	£ 99

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.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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