



Kersfield Road, London, SW15

£475,000

Tenure: Shared Freehold, **Bedrooms:** 2

Offers in Excess of

HouseSimple is pleased to present this property in London.

Key features:

- Split level flat
- Purpose built development
- Two double bedrooms
- Large reception with parquet floors
- Double glazed windows
- Separate kitchen
- Well presented
- Lots of internal storage
- Communal gardens
- Garage
- Close to Putney High Street
- Newly renovated bathroom
- Security door system

Extra info:

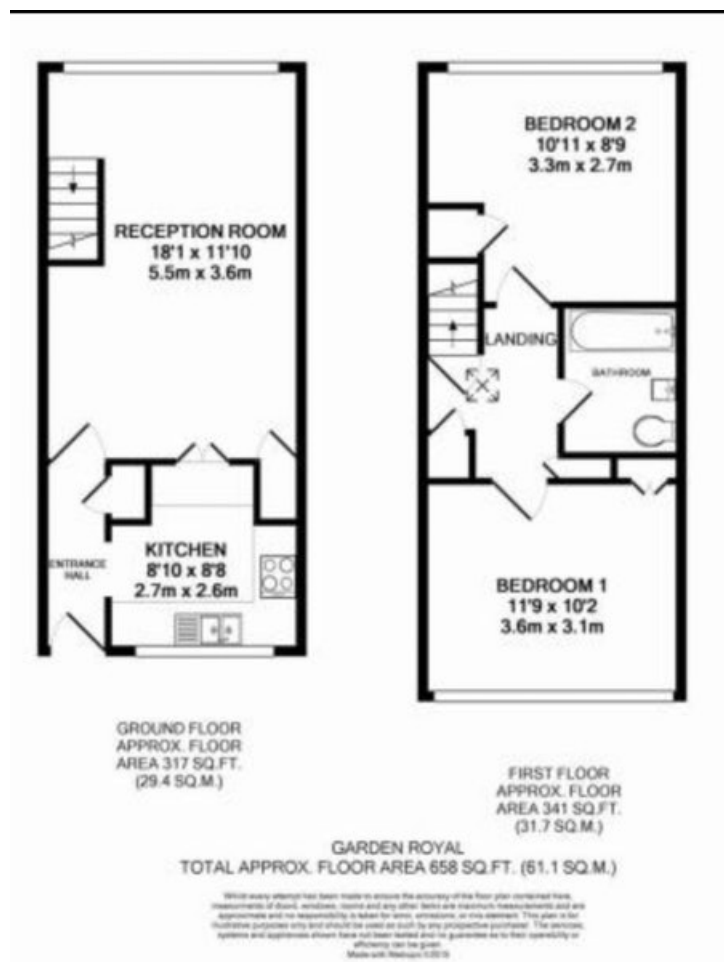
- **Property Age:** 59 years
- **Council Tax:** Band D (£793.99 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



HouseSimple is pleased to present this beautiful split level maisonette in a leafy, secluded area of Putney near the Heath. Close to both Wimbledon Common and Richmond Park and a short walk to Putney High Street and station, this property presents the best of both worlds with plenty of scenery and greenery along with London Waterloo only 15 minutes away by train from Putney Overland which is a 10 minute walk. Also nearby, is East Putney tube at 15 minutes away, providing a fantastic connection to London Underground.

Boasting two spacious rooms and a newly rennovated bathroom, this property presents a fantastic starting point for first time buyers and equally those willing to upsize. For those with a car, or requiring additional storage, a private garage is provided. The large windows allow light to flow through the property and provide a great view of the communal garden, complete with apple, pear and walnut trees for the summer!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

Flat 12 Garden Royal, Kersfield Road, LONDON, SW15 3HE

Dwelling type: Top-floor flat	Reference number: 7908-6080-7266-3975-3930
Date of assessment: 30 June 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 July 2015	Total floor area: 65 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:	£ 1,794
Over 3 years you could save	£ 585

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 138 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4f81bd; color: white; width: fit-content; margin: 0 auto;"> You could save £ 585 over 3 years </div>
Heating	£ 1,299 over 3 years	£ 777 over 3 years	
Hot Water	£ 291 over 3 years	£ 294 over 3 years	
Totals	£ 1,794	£ 1,209	

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) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e377c2; color: white;">(39-54) E</td> <td style="background-color: #e31a1c; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="border: 1px solid black; padding: 2px;">69</td> <td style="border: 1px solid black; padding: 2px;">73</td> <td colspan="2"></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				69	73			Current	Potential	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G											
			69	73													

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	£ 390
2 Cavity wall insulation	£500 - £1,500	£ 135
3 Low energy lighting for all fixed outlets	£20	£ 60

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.

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MISREPRESENTATION ACT, 1967.

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