



Whittingstall Road, London, SW6

£1,100,000

None

Tenure: Shared Freehold, **Bedrooms:** 3

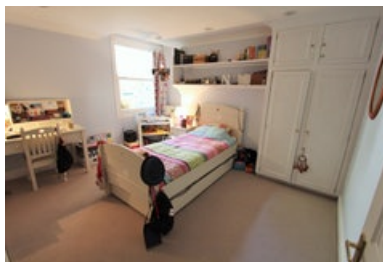
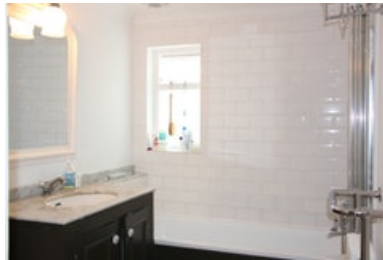
A wonderful garden maisonette in an attractive Victorian conversion, conveniently located for Parsons Green underground station. Every room is well proportioned and there is an abundance of storage space. The property comprises: reception room with wood-burnin

Key features:

- Elegant reception with wood-burning stove
- Large bright kitchen/dining room
- Three good-sized double bedrooms

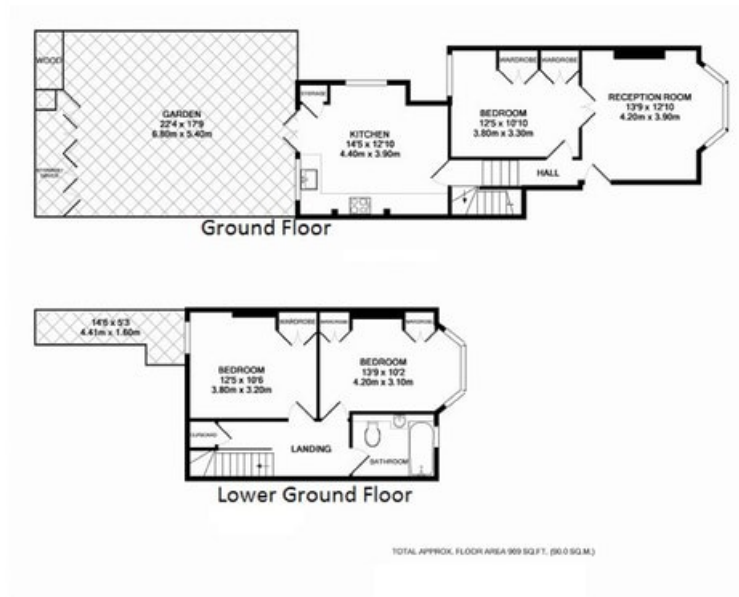
Extra info:

- **Property Age:** 152 years
- **Council Tax:** Band E (£1226.88 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Permit Holder



A wonderful garden maisonette in an attractive Victorian conversion, conveniently located for Parsons Green underground station. Every room is well proportioned and there is an abundance of storage space. The property comprises: reception room with wood-burning stove; three double bedrooms; bathroom with underfloor heating and a light and spacious kitchen/dining room. The kitchen opens onto a lovely south-west facing garden.

Floor plan:



Energy Performance Certificate:

SAP

Energy Performance Certificate

40a Whittingstall Road
LONDON
SW6 4EB

Dwelling type: Basement maisonette
Date of assessment: 05 July 2011
Date of certificate: 07 July 2011
Reference number: 0158-6015-6213-8189-2964
Type of assessment: RdSAP, existing dwelling
Total floor area: 90 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	67	76
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (10-40)		
B (41-50)		
C (51-60)		
D (61-70)	65	68
E (71-80)		
F (81-90)		
G (91-100)		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	204 kWh/m ² per year	185 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	3.2 tonnes per year
Lighting	£95 per year	£47 per year
Heating	£578 per year	£558 per year
Hot water	£59 per year	£59 per year

You could save up to £67 per year

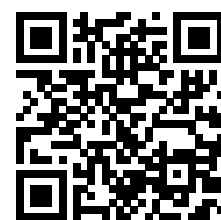
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 5

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code