

1 Bed Ground Maisonette In Ground Floor Flat , London, SW12 9QF £1,950 Monthly





SHORT DESCRIPTION

Property Ref: 14900 A Victorian ground floor maisonette flat, on a quiet road in the centre of Balham. A short walk to the Northern Line, and Balham station, and within walking distance of Clapham common, Tooting common and Wandsworth common. The property has one rear bedroom, a newly refurbished bathroom, as well as a standalone kitchen and living room. Access to a private garden from the kitchen. Currently owner occupied Sitting Room 3.44m x 3.48m + 0.95m Kitchen 3.55m x 2.84m Bathroom 2.19m x 1.89m + 0.90 x 0.77m Bedroom 3.10m x 3.53m Store 0.96m x 0.99m Property Type: Ground Maisonette Full Renting price: £1950.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating: C Measurement: 484.376 sq.ft. Outside Space: Rear Garden Parking: Residents Heating Type: Gas Central Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	45 square metres

Rules on letting this property

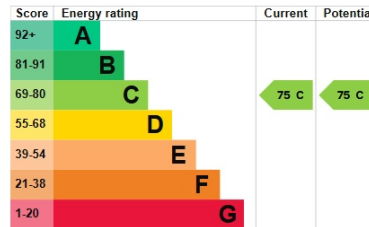
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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