North Side Wandsworth Common London SW18

£519 Per Week - Available 26/09/2016

HAMPTONS INTERNATIONAL

Beyond your expectations

North Side Wandsworth Common London SW18

£519 Per Week - Available 26/09/2016

A beautiful newly refurbished conversion on the north side of Wandsworth Common. The flat features a stunning living area, wonderful kitchen and two double bedrooms and two bathrooms.

Newly renovated | Generously sized reception room with high ceilings | Large eat-in Kitchen | Two double bedrooms | Two bathrooms | Period features | Communal garden | Moments from both Wandsworth Town and Clapham Junction.

Reception room

Kitchen

Description

This is a charming two bed, two bathroom apartment set in a large converted period house. Prominent features include high ceilings and large windows which allow plenty of natural light to flow through this stunning apartment. Set on the raised ground floor, as you walk in you can find a generously sized reception room with high ceilings which further amplify the space. The reception room possesses sash windows that overlook the communal garden. Just off the reception room, you have double doors which lead onto a large eat-in kitchen which is perfect for dining. Both bedrooms are generously sized with one having an en-suite.

Situation

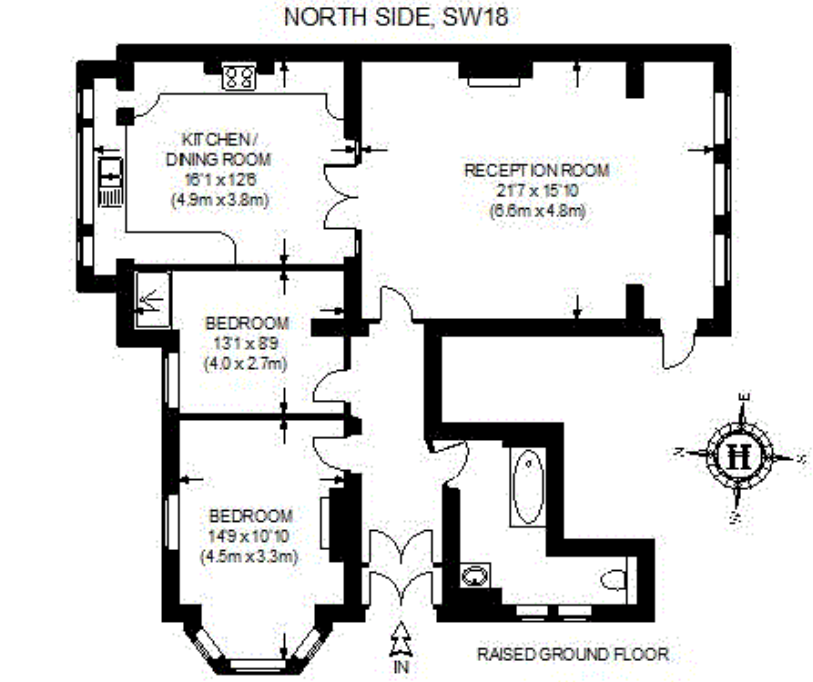
North Side Wandsworth Common sits north of the lovely open green space of Wandsworth Common. You can also find Spencer Park moments away. For transport links, Clapham Junction is 0.8 miles away and Wandsworth Town is a mere 0.6 miles away with both providing links to the capital.

Furnishing

Part-furnished

Hamptons Battersea Lettings
98-100 Northcote Road, Battersea
London SW11 6QW
Tel: 0207 924 2998 - Battersealettings@hamptons-int.com
www.hamptons.co.uk

Floorplan



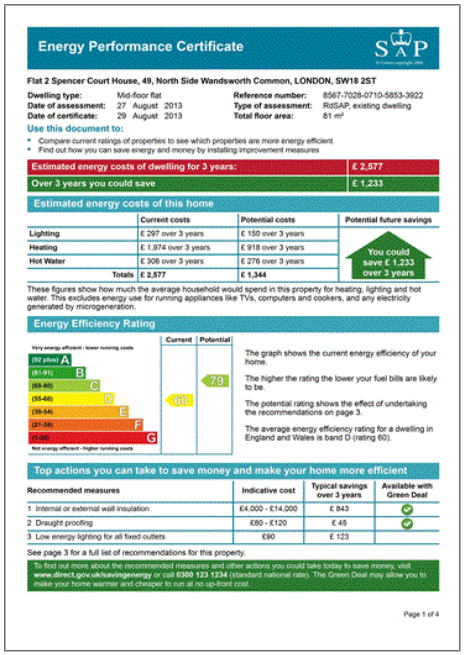
APPROXIMATE GROSS INTERNAL AREA =

TOTAL = 975 SQ. FT. (90.6 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

Energy Performance Certificate (EPC)



Energy Performance Certificate

SAP

Flat 2 Spencer Court House, 49, North Side Wandsworth Common, LONDON, SW18 2ST

Dwelling type:	Mid-floor flat	**Reference number:**	8567-7028-0710-5853-3922
Date of assessment:	27 August 2013	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	29 August 2013	**Total floor area:**	81 m²

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:	£ 2,577
Over 3 years you could save	£ 1,233

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 150 over 3 years	You could save £ 1,233 over 3 years
Heating	£ 1,974 over 3 years	£ 918 over 3 years	
Hot Water	£ 306 over 3 years	£ 276 over 3 years	
Totals	£ 2,577	£ 1,344	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 843	✓
2 Draught proofing	£80 - £120	£ 45	✓
3 Low energy lighting for all fixed outlets	£90	£ 123	

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.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

Hamptons Battersea Lettings
98-100 Northcote Road, Battersea
London SW11 6QW
Tel: 0207 924 2998 - Battersealettings@hamptons-int.com
www.hamptons.co.uk

HAMPTONS INTERNATIONAL

Beyond your expectations