



Kyrle Road, Battersea, London SW11 6AZ

Guide Price £1,750,000 Freehold

- EPC EER D
- Five Double Bedrooms
- Private South Facing Garden

- Built In Wardrobes In Bedrooms 1,2, 3 & 5
- Downstairs W.C.
- Cellar



A beautiful five bedroom period home located between the commons with a private South facing rear garden.


The property consist of a spacious bay fronted reception room, adjoining dining room, an excellent rear & side extended kitchen/family room with bi-folding doors leading out on to a private south facing garden. The first floor consists of a spacious master bedroom spanning the full width of the property with built in wardrobes, a second well-proportioned double bedroom with built in wardrobes followed by a further double bedroom with a fitted wardrobe and family bathroom. The second floor compromises of a large double bedroom to the rear with fitted wardrobes, a very spacious loft converted double bedroom with eaves storage and a second family bathroom. The property further benefits from a cellar and is in excellent decorative order throughout.

Located on a popular residential road between the commons, this spacious home is moments from the shops and restaurants of Northcote Road, with excellent transport links through Wandsworth Common station only 0.6 of a mile away and Clapham South tube into the City and the West end only 0.5 of a mile away. The property is also very well located for access to both good state and private schools.

We feel this property would make an excellent family home.



Energy Performance Certificate



Kyrle Road, LONDON, SW11 6AZ

Dwelling type: Mid-terrace house
 Date of assessment: 10 February 2014
 Date of certificate: 10 February 2014

Type of assessment: RdSAP, existing dwelling
 Total floor area: 197 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:	£ 5,106
Over 3 years you could save	£ 1,422

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 246 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; display: inline-block;"> You could save £ 1,422 over 3 years </div>
Heating	£ 4,350 over 3 years	£ 3,060 over 3 years	
Hot Water	£ 375 over 3 years	£ 378 over 3 years	
Totals	£ 5,106	£ 3,684	

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		
(55-68) D	60	76
(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

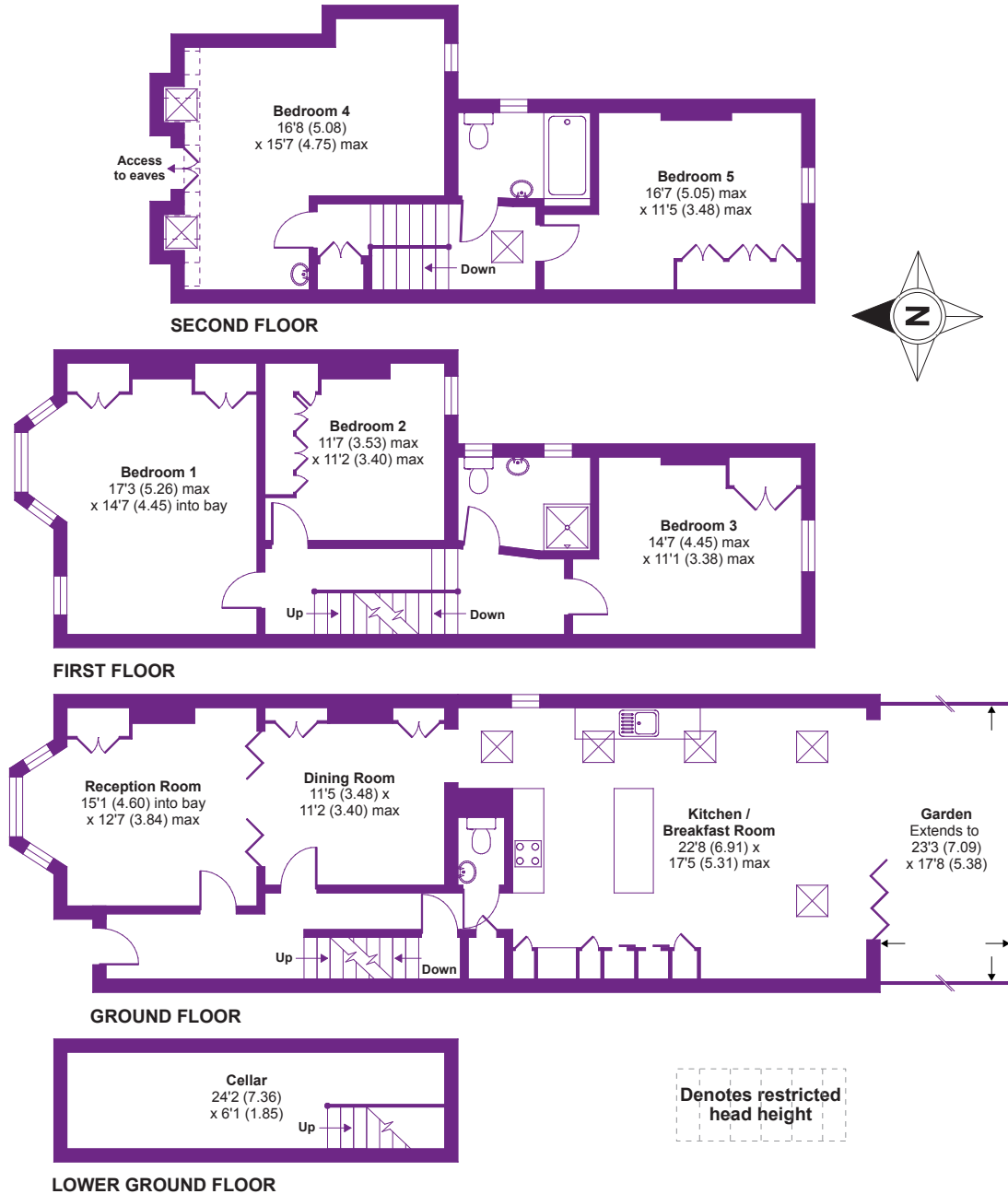
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
Internal or external wall insulation	£4,000 - £14,000	£ 801	✔
Draught proofing	£80 - £120	£ 111	✔
Low energy lighting for all fixed outlets	£50	£ 111	

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.

Kyrle Road, London, SW11

APPROX. GROSS INTERNAL FLOOR AREA 2247 SQ FT 209 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing is strictly through the owners Lauristons Battersea Sales Office 172 Lavender Hill, London SW11 5TG Tel: 020 7978 5800 Fax: 020 7978 5700 Email: enquiries.battersea@lauristons.com. For clarification we wish to inform potential purchasers that we prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor. Carpets, curtains, gas fires, electrica goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of the property. If there are any important matters which are likely to affect your decision to nuy please contact this office and we will be pleased to check the information for you before viewing the property. Please note that room sizes are quoted in meters to the nearest tenth of a meter on a wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.