

# eddissonwhite



## Lyveden Road, Tooting

Offers in excess of £1,200,000 Freehold

Detached double fronted house - 5 Bedrooms  
3 Reception rooms - 2 Kitchens - 2 Bathrooms  
2 Cloakrooms - Huge potential to extend - Garden  
Period features - Loft storage - Gym - EPC Rating TBC



Your Area



Your Agent

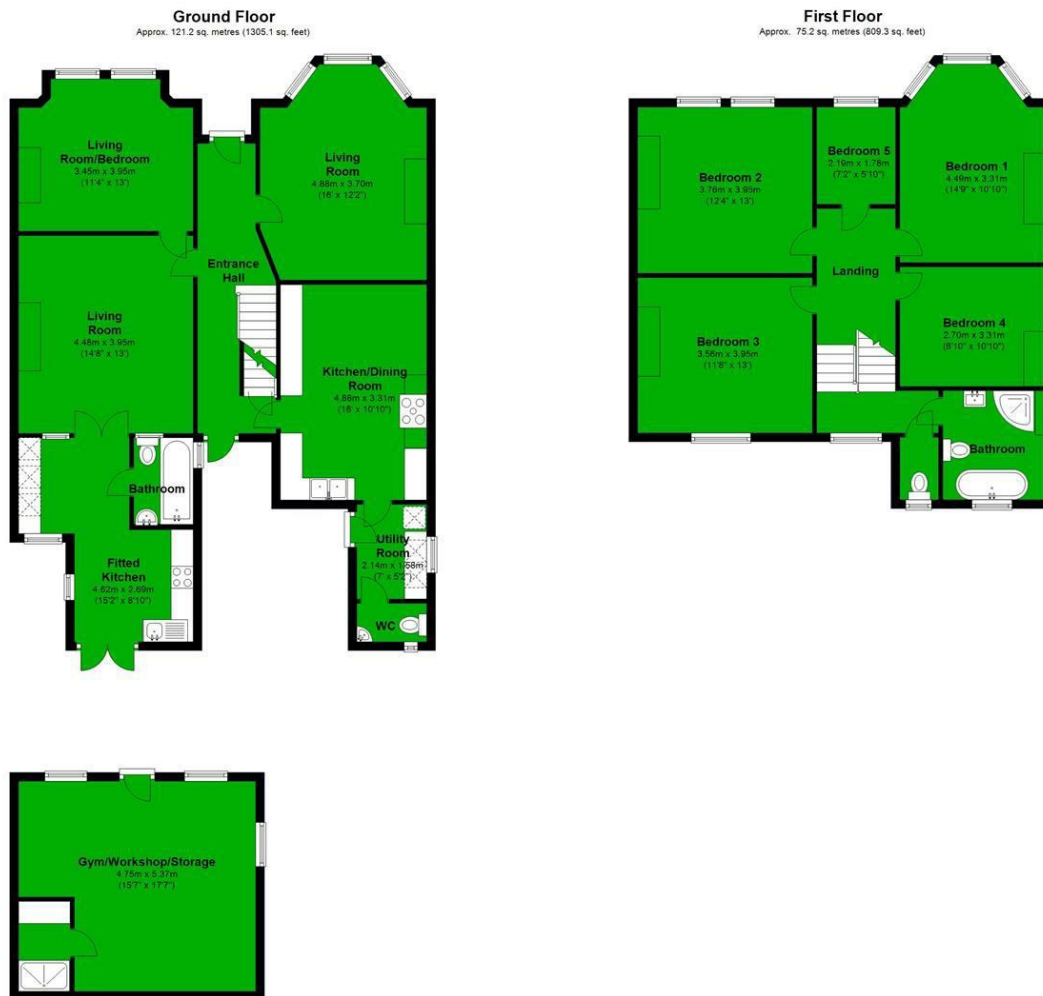


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# Lyveden Road, Tooting



38 Lyveden Road, Tooting



- London Borough of Merton
- Tax Band F - £1990.81
- Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			73
			37

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
			65
			39

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.