



Wandsworth Bridge Road, *Fulham*, SW6





**Wandsworth Bridge
Road,
Fulham, SW6
£649,950
Leasehold**

Wandsworth Bridge Road runs through the heart of Fulham close to the open spaces of Hurlingham Park and Eel Brook Common. Transport is provided by the way of the main line station at Imperial Wharf and an array of local bus routes.

- Two Double Bedrooms
- West Facing Garden
- Original Features
- Private Entrance
- Wooden Flooring
- Built in Wardrobes
- Good Storage
- EPC Rating D

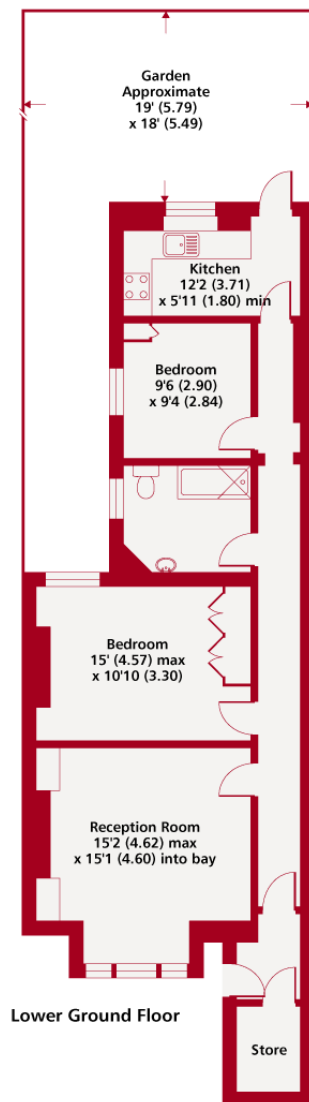
A very well proportioned two double bedroom apartment benefiting from a west facing private garden, a wealth of original features, wooden flooring, great storage and its own private entrance

For more information or to arrange a viewing please contact:

Fulham
825-827 Fulham Road
Parsons Green, SW6 5HG
020 3486 2280
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Kinleigh Folkard & Hayward

kfh.co.uk



Wandsworth Bridge Road SW6
 Gross Internal Floor Area 815 sqft 75.7 sqm
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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 gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Performance Certificate



Wandsworth Bridge Road, LONDON, SW6 :

Dwelling type: Basement flat
 Date of assessment: 16 January 2014
 Date of certificate: 16 January 2014

Reference number:
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 74 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

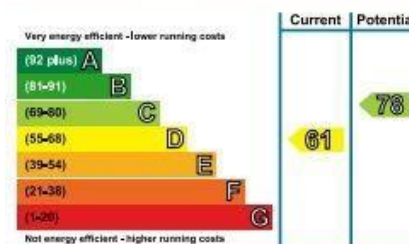
Estimated energy costs of dwelling for 3 years:	£ 2,460
Over 3 years you could save	£ 1,053

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 162 over 3 years	
Heating	£ 2,019 over 3 years	£ 996 over 3 years	
Hot Water	£ 285 over 3 years	£ 249 over 3 years	
Totals	£ 2,460	£ 1,407	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 423
2 Floor insulation	£800 - £1,200	£ 177
3 Draught proofing	£80 - £120	£ 81

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.