



Manor Fields, *Putney*, SW15





**Manor Fields,
Putney, SW15**
£899,950
Shared Freehold

This gorgeous home features tiled entrance, herringbone parquet flooring, attractive modern kitchen, beautiful modern bathroom with separate bath and shower,

- Beautifully presented
- Three double bedrooms
- Modern fitted kitchen
- Two reception rooms
- Stunning views
- Stylish interior
- Residents parking
- Lift

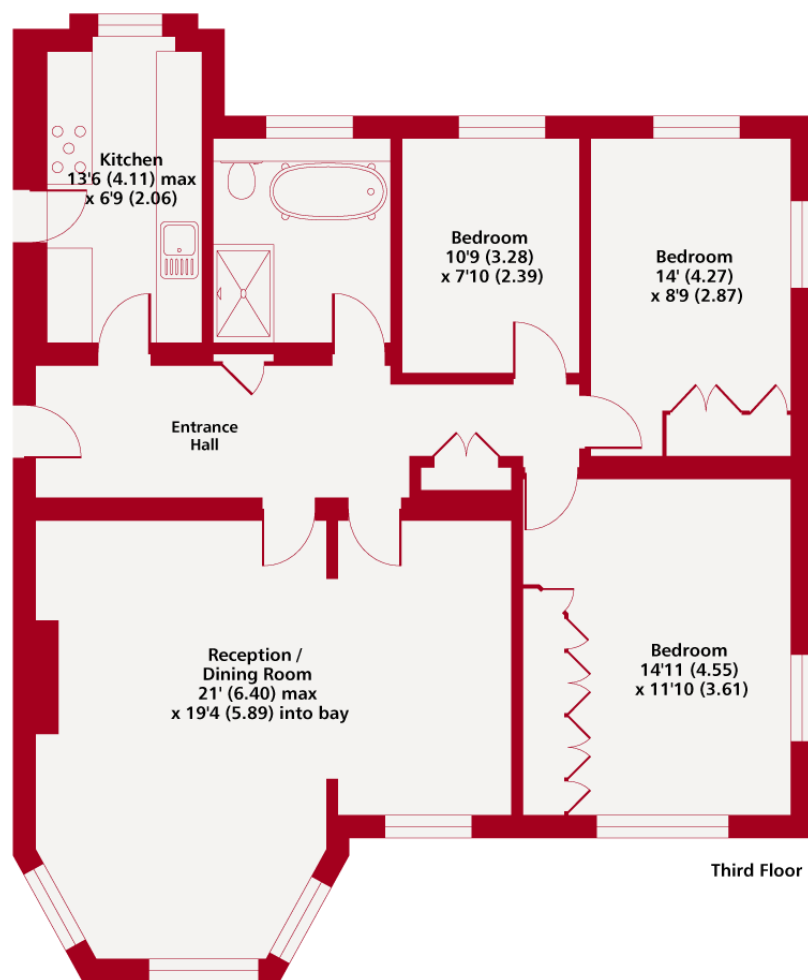
A stylish three double bedroom top floor apartment recently refurbished with stunning views over the development and benefitting off street parking and a private garage.

For more information or to arrange a viewing please contact:

Putney Hill
1 Putney Hill
Putney, SW15 6BA
020 8780 0033
putneyhill.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk



Third Floor

Somerville House SW15



Gross Internal Floor Area 1086 sqft 100.8 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



Somerville House, Manor Fields, LONDON, SW15

Dwelling type: Top-floor flat
Date of assessment: 16 April 2013
Date of certificate: 17 April 2013
Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 100 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

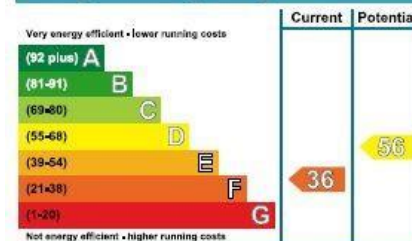
Estimated energy costs of dwelling for 3 years:	£ 4,608
Over 3 years you could save	£ 1,515

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 171 over 3 years	
Heating	£ 4,002 over 3 years	£ 2,652 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
Totals	£ 4,608	£ 3,093	

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	£ 1,053
2 Draught proofing	£80 - £120	£ 51
3 Low energy lighting for all fixed outlets	£50	£ 138

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.