



Anselm Road, Fulham, SW6

Kinleigh Folkard & Hayward







Anselm Road, Fulham, SW6

£1,250,000
Freehold

Anselm Road is located off North End Road providing an extensive range of shopping facilities and the popular market. The nearest tube stations are West Brompton and Fulham Broadway as well as a range of bus routes. Scope to do loft conversion STPP.

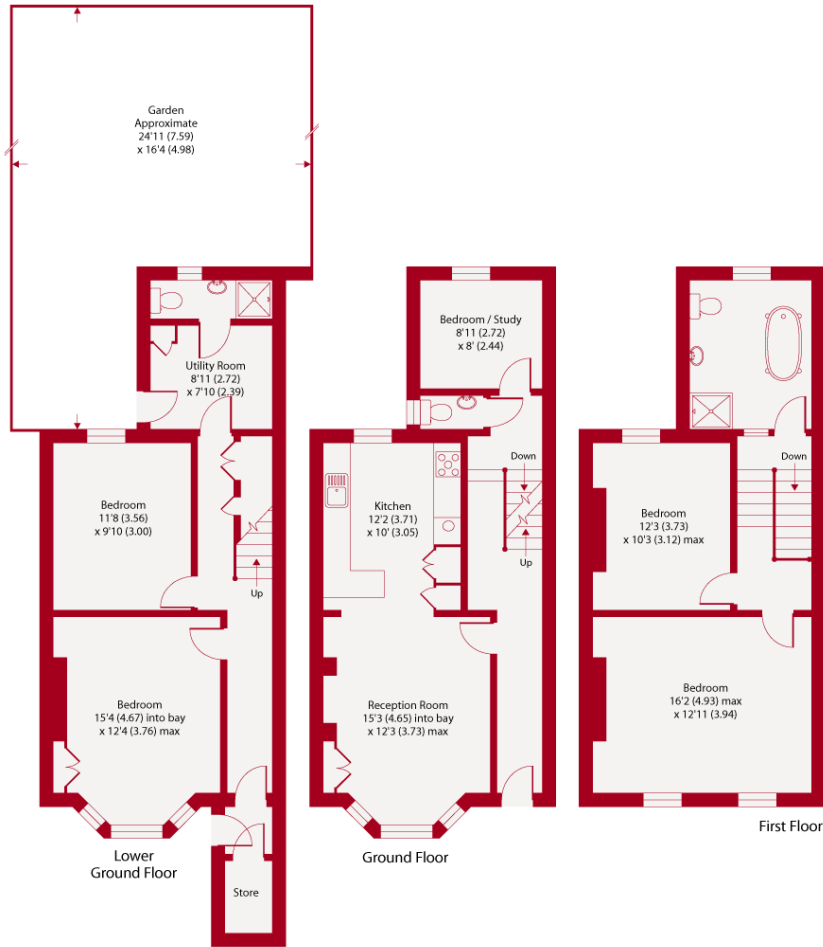
- Five bedrooms
- Two bathrooms
- Remote alarm system
- Double glazing
- Large paved garden
- Sash windows
- Underfloor heating
- EPC rating C

This stunning five double bedroom family home has undergone a complete modernisation including total rewiring and replumbing and is presented in excellent condition

For more information or to arrange a viewing please contact:

Fulham and Chelsea
29 Effie Road
Fulham, SW6 1EN
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Kinleigh Folkard & Hayward



kfh.co.uk
 Anselm Road SW6
 Gross Internal Floor Area 1621 sqft 150.6 sqm (includes store)
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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



Anselm Road, LONDON, SW6

Dwelling type: Mid-terrace house
Date of assessment: 06 March 2017
Date of certificate: 08 March 2017
Type of assessment: RdSAP, existing dwelling
Total floor area: 116 m²

Use this document to:

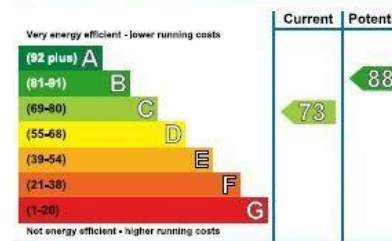
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,118
Over 3 years you could save	£ 561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 1,485 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 423 over 3 years	£ 264 over 3 years	
Totals	£ 2,118	£ 1,557	

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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 405	
2 Solar water heating	£4,000 - £6,000	£ 153	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837	

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.

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