

eddissonwhite



Lyveden Road, Tooting

£1,150,000 Freehold

Detached House - 5 Bedrooms - Detached Games Room
3 Reception Rooms - 2 Kitchens - 2 Bathrooms
2 Cloakrooms - Potential To Extend - South Facing Garden
Period Features - Loft & Cellar - EPC 'E'



Your Area



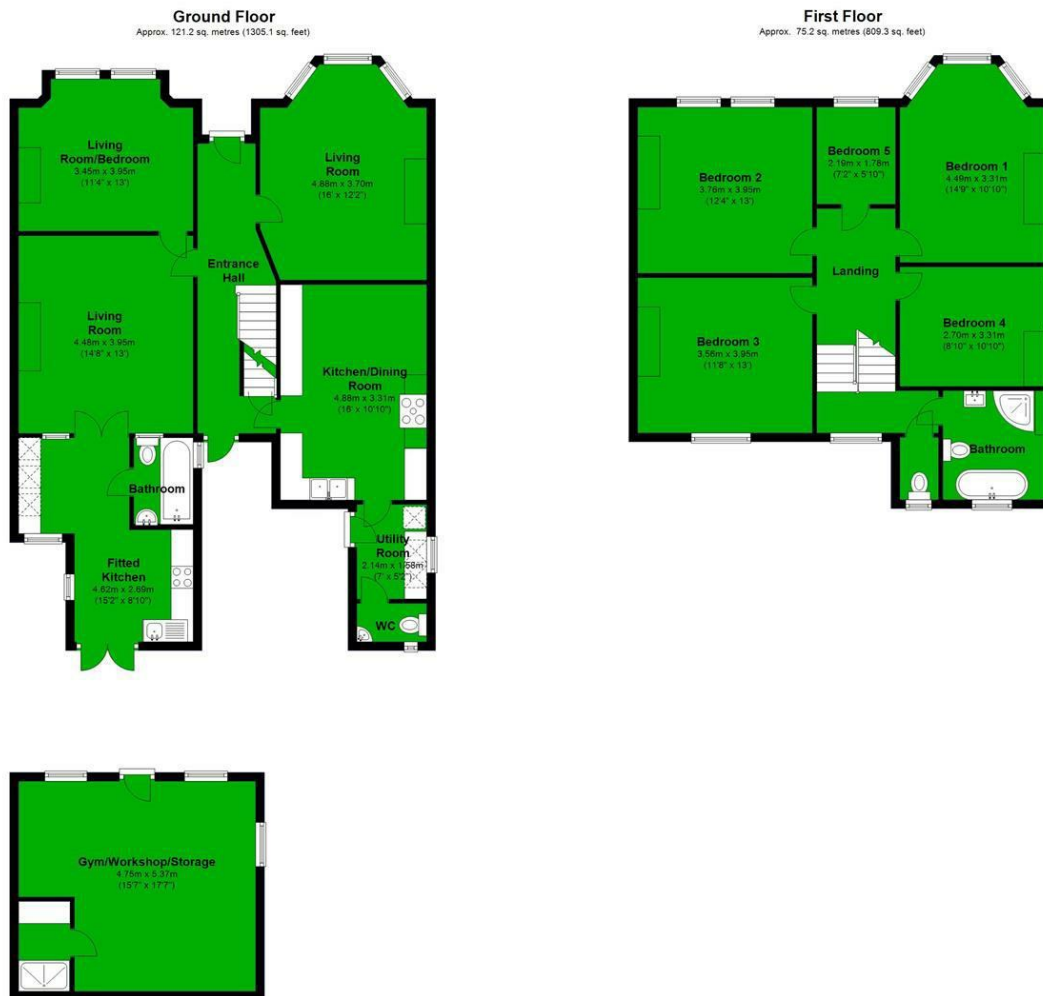
Your Agent



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Lyveden Road, Tooting



38 Lyveden Road, Tooting



- London Borough of Merton
- Tax Band F - £2236.48
- Freehold

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

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.