



Haydon Park Road, Wimbledon SW19 8JT

Asking Price £735,000 Freehold

 3  1  2

- EPC EER D
- Mid Victorian Terrace
- Requires Updating

- 100 ft South Facing Garden
- Potential to Loft and Rear Extend (STPP)
- 0.6 Miles to Wimbledon BR Mainline Station and District Line



Property Details

A fantastic opportunity to acquire this three bedroom Victorian terrace that has an abundance of potential for extension both to the rear and loft subject to the necessary planning permissions.

The property enjoys an approximate 100 ft South Facing garden and is conveniently located to allow easy access to Wimbledon Town Centre and mainline Station.



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		

The graph shows the current energy efficiency of your home.

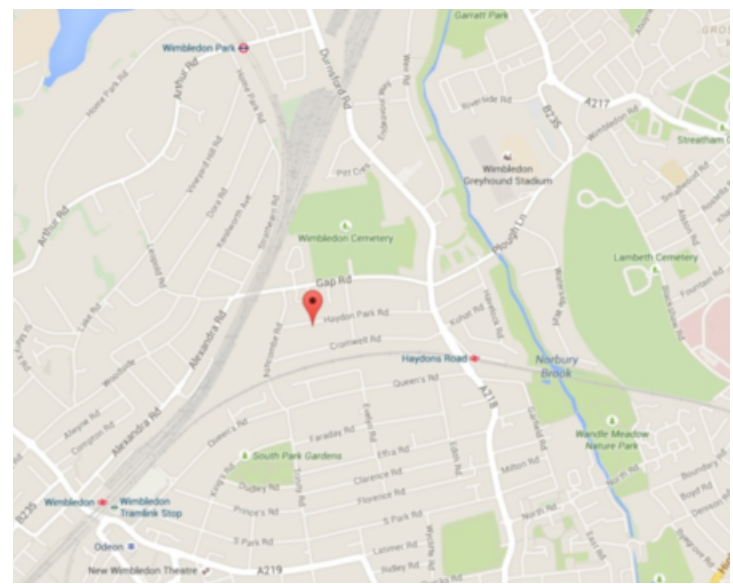
The higher the rating the lower your fuel bills are likely to be.

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).

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	£ 366	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 63	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 81	✓



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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 766 SQ FT 71.1 SQ METRES



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 total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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