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### Caxton Road, Wimbledon SW19 8SJ

Guide Price £599,950 Freehold



- EPC EER D
- No onward chain
- Scope to extend (STPP)

- Well presented
- Next to Garfield recreational ground
- Poets location

**Wimbledon Office**

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A well-presented two double bedroom period terrace home located within this popular residential road, 0.1 miles from Haydon's road Thames link station, 0.7 miles from the Northern line tube, moments from both Garfield Primary School and Recreational grounds and 1 mile from Wimbledon town centre. Offered to the market with no onward chain this well presented home offers ample scope to extend both to the rear and into the loft space (STPP), benefits from having two reception rooms and along with a well-proportioned 55' rear garden we feel this property would make an excellent home.

The accommodation comprises two double bedrooms, large family bathroom, loft storage space, two reception rooms, fully fitted kitchen and a 55' private rear garden.



### Energy Performance Certificate



**Caxton Road, LONDON, SW19 8SJ**

Dwelling type: Mid-terrace house  
 Date of assessment: 25 May 2012  
 Date of certificate: 25 May 2012

Type of assessment: RdSAP, existing dwelling  
 Total floor area: 80 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,133</b>
<b>Over 3 years you could save</b>	<b>£ 747</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 747 over 3 years                 </div>
Heating	£ 1,617 over 3 years	£ 1,074 over 3 years	
Hot Water	£ 252 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 2,133</b>	<b>£ 1,386</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		87
(82 p/us) A		
(81-81) B		
(69-80) C		
(55-68) D	64	
(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

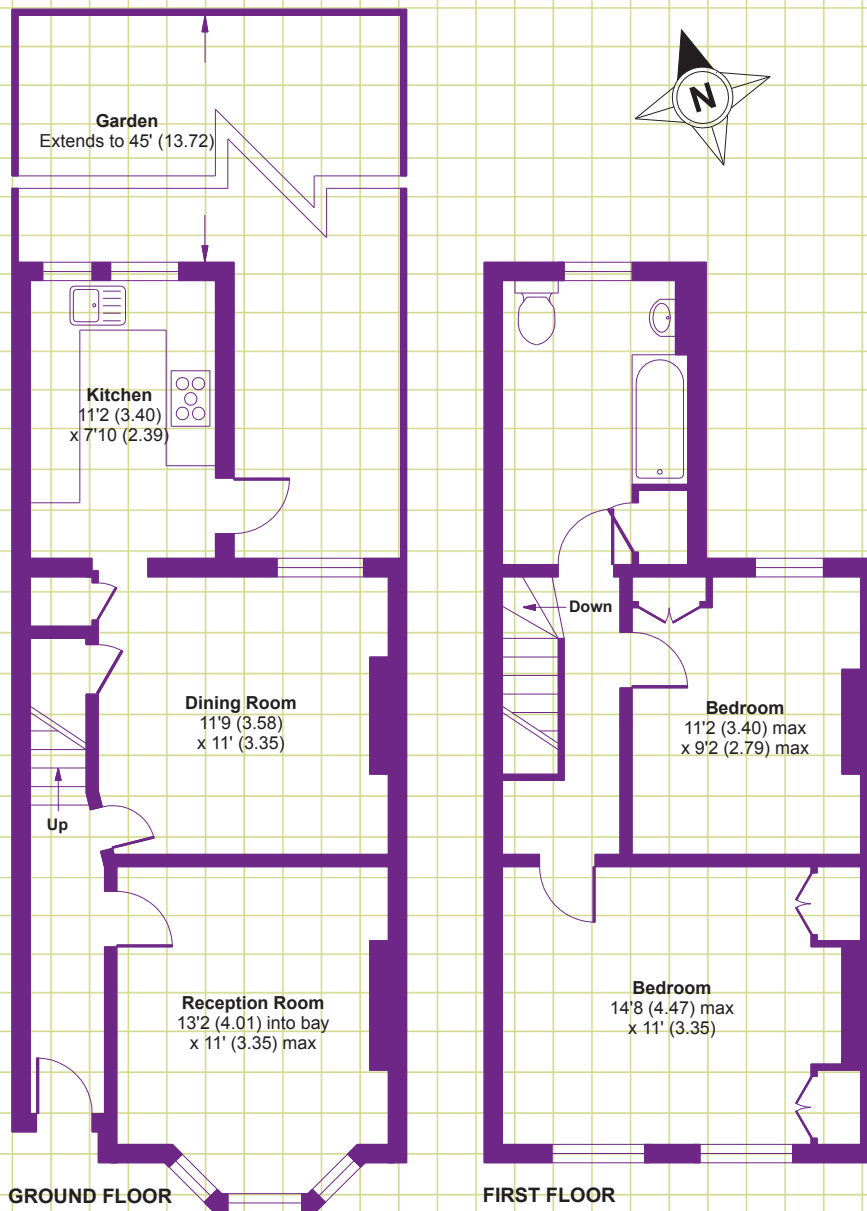
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 387	✔
2 Floor insulation	£800 - £1,200	£ 90	✔
3 Low energy lighting for all fixed outlets	£40	£ 114	✔

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## Caxton Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 852 SQ FT 79.1 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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