



Hardy Road, Wimbledon SW19 1HZ

Guide Price £609,950 Freehold

 2  1  2

- EPC EER E
- End of terrace house
- Extended kitchen

- Battles location
- No onward chain
- Separate dining room

Wimbledon Office

66-68 Wimbledon Hill, London, SW19 7PA

Tel: 020 8946 9468 Fax: 020 8946 9465 Email: enquiries.wimbledon@lauristons.com



A well presented two double bedroom end of terrace house located within the highly desirable Battles area 0.1 miles from the Northern line tube and less than one mile from Wimbledon town centre. Offered to the market with no onward chain this delightful home benefits from side access, a wider than average rear garden and offers scope to loft extend (stpp & consents).

The accommodation comprises two double bedrooms, modern first floor bathroom suite, loft storage, separate lounge room with bay window, dining room, extended fitted kitchen with a breakfast bar and a large private rear garden.



Energy Performance Certificate



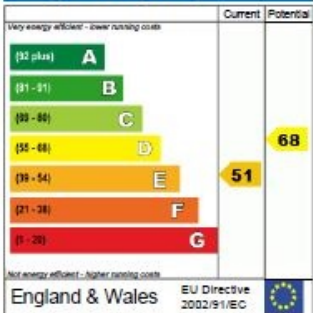
Hardy Road
LONDON
SW19 1HZ

Dwelling type: End-terrace house
Date of assessment: 31 July 2009
Date of certificate: 2 August 2009

Total floor area: 70 m²

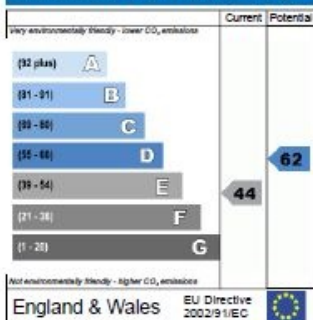
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	427 kWh/m ² per year	279 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	3.3 tonnes per year
Lighting	£60 per year	£35 per year
Heating	£626 per year	£504 per year
Hot water	£234 per year	£100 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

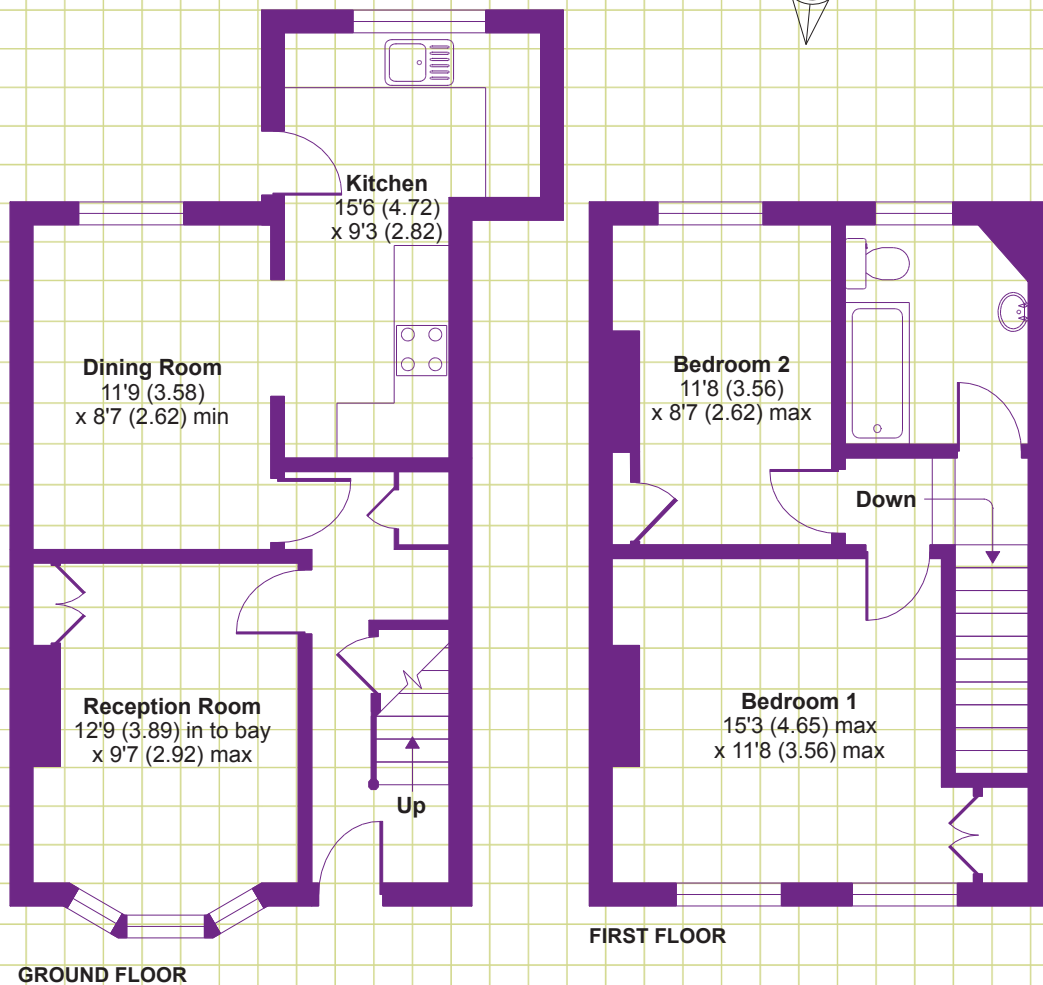
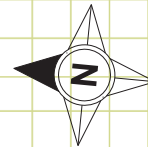


This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 612 612 or visit www.energysavingtrust.org.uk/myhome

Hardy Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 796 SQ FT 73.9 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.

Copyright nichecom.co.uk 2014 Produced for Lauristons REF : 507293