



*Local. Trusted. Recommended.*



**Derby Road, Wimbledon SW19 1LP**

Guide Price £725,000 Freehold



- EPC EER E
- Victorian End Terrace
- Extended Kitchen/Breakfast Room

- Double Reception Room
- South Facing Garden
- Excellent Condition

**Wimbledon Office**

66-68 Wimbledon Hill, London, SW19 7PA

Tel: 020 8946 9468 Fax: 020 8946 9465 Email: [enquiries.wimbledon@lauristons.com](mailto:enquiries.wimbledon@lauristons.com)



**\*\*OPEN HOUSE - SATURDAY 18TH JANUARY, 12PM TO 2PM, VIEWINGS STRICTLY BY APPOINTMENT ONLY\*\***

The property is a superbly presented two bedroom Victorian end terrace situated in the popular "Ministers" area of Wimbledon within 0.4 of a mile from Wimbledon town centre, mainline station and District line tube.

The accommodation comprises an entrance hall, open plan lounge/dining room, open plan modern fitted kitchen/breakfast room with glass roof side extension, fully enclosed south facing rear garden with side access, two double bedrooms, first floor white bathroom suite and a fully enclosed south facing rear garden with side access.



## Energy Performance Certificate

**Derby Road, LONDON, SW19 1LP**  
 Dwelling type: end-terrace house  
 Date of assessment: 12 December 2013  
 Date of certificate: 13 December 2013  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 86 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>£ 3,492</b>
<b>Over 3 years you could save</b>	<b>£ 1,365</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 150 over 3 years	
Heating	£ 2,919 over 3 years	£ 1,779 over 3 years	
Hot Water	£ 276 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 3,492</b>	<b>£ 2,127</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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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).

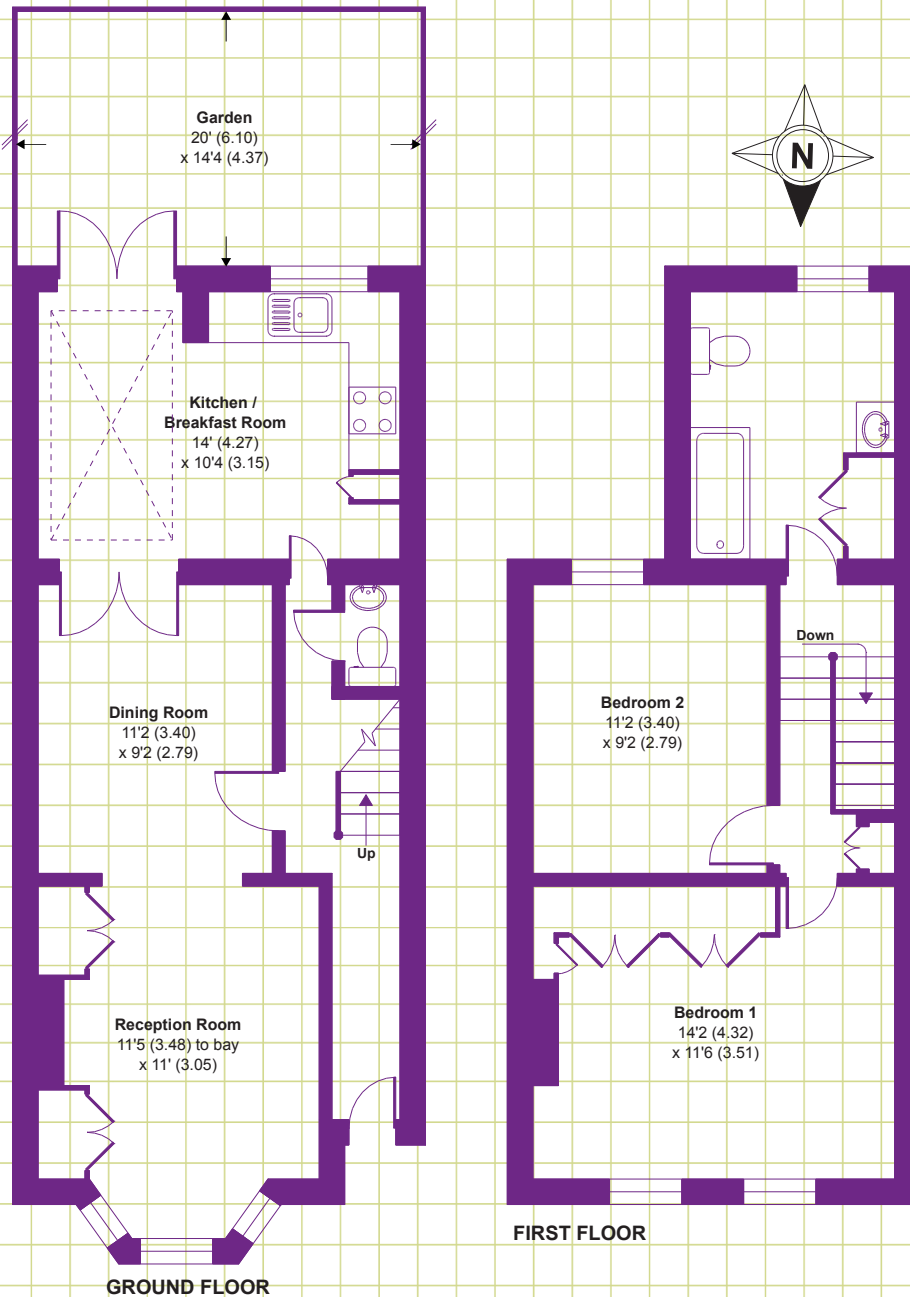
### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 78	
2 Internal or external wall insulation	£4,000 - £14,000	£ 935	
3 Floor insulation	£800 - £1,200	£ 152	

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.

## Derby Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 920 SQ FT 85.46 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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