



*Local. Trusted. Recommended.*



### Sandringham Avenue, Wimbledon SW20 8JY

Guide Price £649,950 Freehold

4 1 2

- EPC EER D
- Period terrace
- Recently re-furbished

- Enclosed garden with decking area
- No forward chain
- 0.1 miles to Wimbledon Chase Thameslink

**Wimbledon Office**

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An opportunity to purchase a superbly presented loft extended four bedroom terraced house situated in a quiet no through road in the Wimbledon Chase area within 0.1 of a mile from the Thameslink train station and in the catchment area for Wimbledon Chase primary school. The property would be an ideal rental investment or family home, and is offered to the market with no onward chain.

The accommodation comprises lounge/dining room, kitchen, four bedrooms, bathroom and an enclosed mature west facing garden with a raised decking area. (D1)



## Energy Performance Certificate

Sandringham Avenue, LONDON, SW20 8JY

Dwelling type: Mid-terrace house  
 Date of assessment: 08 August 2013  
 Date of certificate: 09 August 2013  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 105 m<sup>2</sup>

### Use this document to:

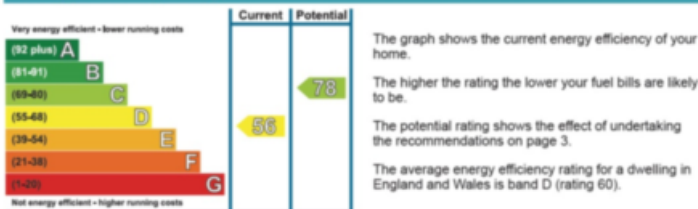
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,330
Over 3 years you could save	£ 978

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 2,856 over 3 years	£ 1,989 over 3 years	
Hot Water	£ 279 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 3,330</b>	<b>£ 2,352</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



### 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	£ 502	✓
2 Floor insulation	£800 - £1,200	£ 109	✓
3 Heating controls (room thermostat)	£350 - £450	£ 103	✓

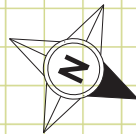
See page 3 for a full list of recommendations for this property.

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.

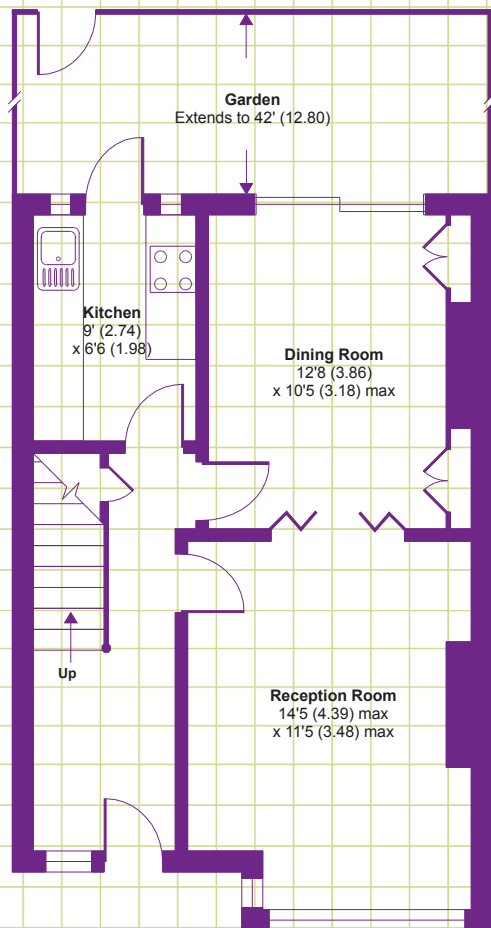


## Sandringham Avenue, London, SW20

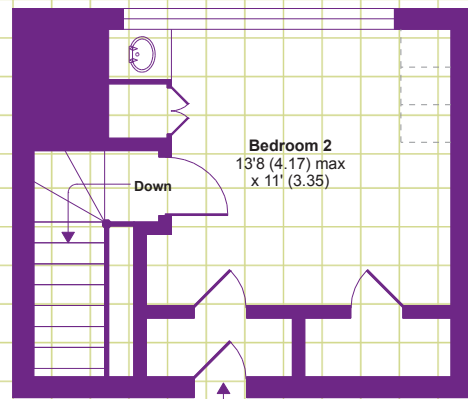
APPROX. GROSS INTERNAL FLOOR AREA 1134 SQ FT 105.3 SQ METRES



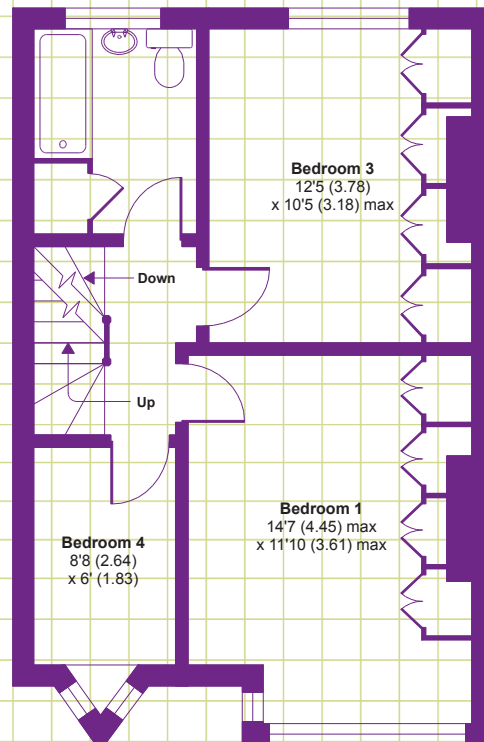
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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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