



Wycliffe Road, Wimbledon SW19 1ES

Guide Price £399,950 Leasehold + Share of Freehold



- EPC EER D
- Patio Garden
- Wood Floors

- Working Fireplaces
- Double Glazing
- Built in Wardrobes

Wimbledon Office

66-68 Wimbledon Hill, London, SW19 7PA

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A well presented two double bedroom period ground floor character flat that benefits from having its own private garden.

The property is ideally situated allowing easy access to both South Wimbledon and Wimbledon Town Centre and Mainline Station and is offered to the market with no onward chain. (D1)



Energy Performance Certificate



Wycliffe Road,
LONDON, SW19 1ES

Dwelling type: Ground-floor flat
Date of assessment: 01 October 2008
Date of certificate: 01 October 2008
Reference number: 8038-6520-5329-5159
Total floor area: 63 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			Environmental Impact (CO ₂) Rating		
Net energy demand - low energy costs	Current	Potential	Net environmental impact - low CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E	63	68	E	56	62
F			F		
G			G		
Net energy demand - high energy costs			Net environmental impact - high CO ₂ emissions		

England & Wales
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.

England & Wales
The environmental impact rating is a measure of this 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
Electricity	334 kWh/m ² per year	269 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	3.0 tonnes per year
Lighting	£38 per year	£29 per year
Heating	£463 per year	£409 per year
Hot water	£72 per year	£68 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action to find out about other assistance to make your home more energy efficient, call 0800 512 012 or visit www.energytrust.org.uk/home

