



Craven Gardens, Wimbledon SW19 8LU

Guide Price £734,950 Freehold

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- EPC EER E
- Stunning Edwardian semi-detached
- Fully enclosed rear garden

- Many period features
- Rental Income Circa £2,500pcm
- Potential to extend loft & side return (STTP)

Wimbledon Office

66-68 Wimbledon Hill, London, SW19 7PA

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A most charming and characterful three bedroom Edwardian semi-detached family home situated in a highly popular residential road close to South Park Gardens and within 0.5 of a mile from Wimbledon town centre, mainline station and District line tube. The accommodation comprises an entrance hall, lounge, dining room, fitted kitchen, three bedrooms, family bathroom and private fully enclosed rear garden.

The property is presented in stunning condition and offers a wealth of original period features. Situated in the catchment area for The Priory, Holy Trinity and Bishop Gilpin schools the property offers excellent potential to extend both the kitchen and the loft space subject to the usual planning consents being granted. (D1)




Energy Performance Certificate

Craven Gardens, LONDON, SW19 8LU
 Dwelling type: Semi-detached house Reference number: 0606-2687-7152-0827
 Date of assessment: 23 May 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 May 2013 Total floor area: 89 m²

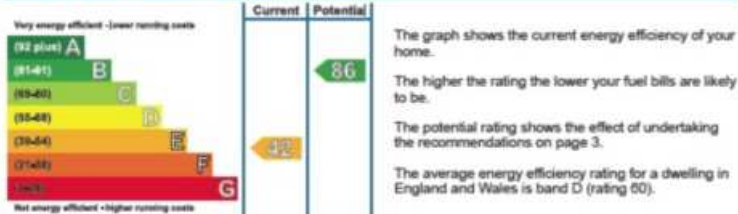
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,804
Over 3 years you could save	£ 2,262




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 150 over 3 years	
Heating	£ 2,997 over 3 years	£ 1,176 over 3 years	
Hot Water	£ 513 over 3 years	£ 216 over 3 years	
Totals	£ 3,804	£ 1,542	

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

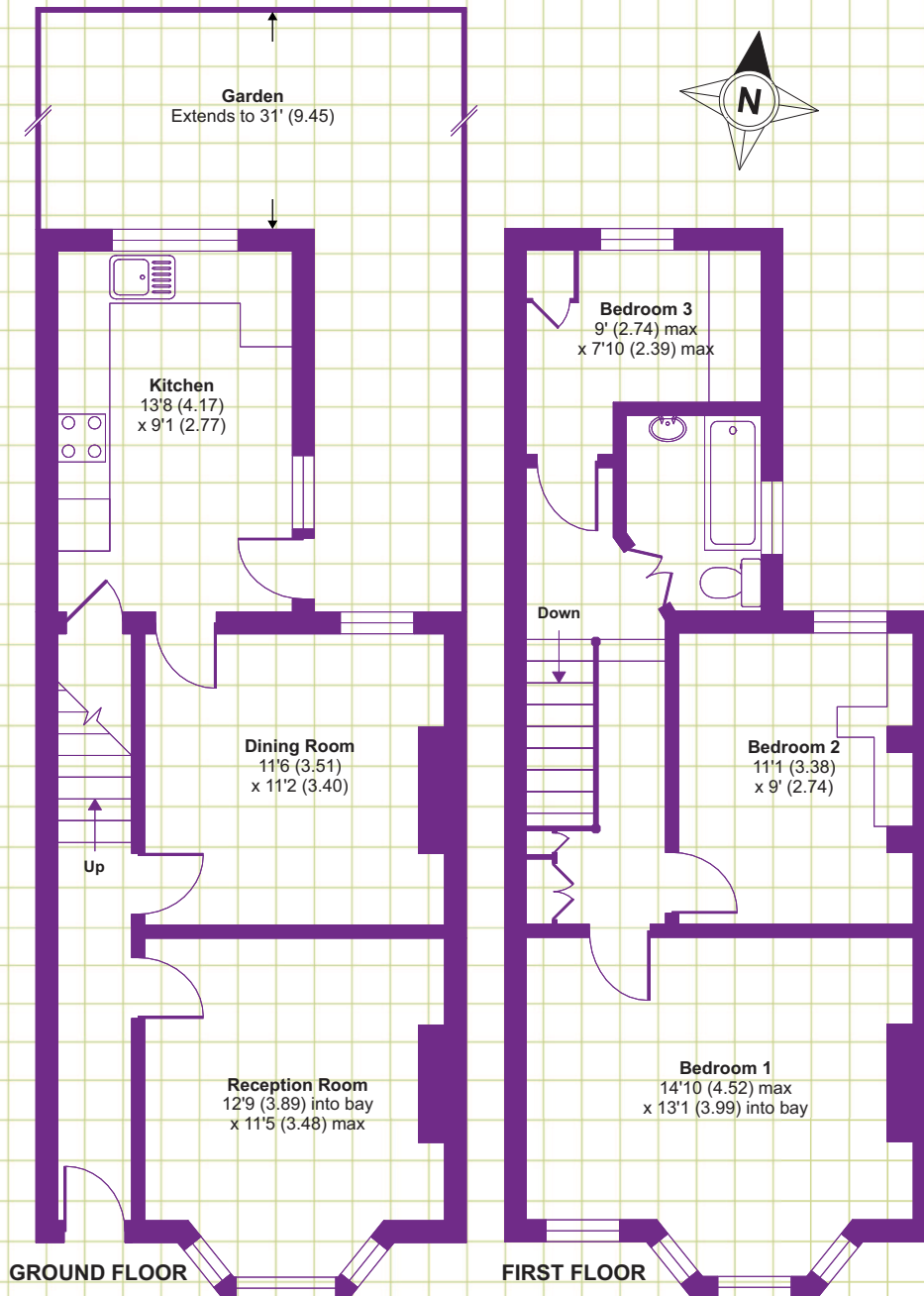
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 107	
2 Internal or external wall insulation	£4,000 - £14,000	£ 937	
3 Floor insulation	£800 - £1,200	£ 149	

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 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.

Craven Gardens, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 956 SQ FT 88.8 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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