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Latimer Road, Wimbledon SW19 1EW

Guide Price £750,000 Freehold



- EPC EER F
- Victorian semi-detached
- 5 rooms suitable for renting

- 0.5 miles to town centre
- Rental income circa £2,400pcm
- Potential to loft and rear extend (STPP)

Wimbledon Office

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An extremely spacious three double bedroom Victorian bay fronted semi-detached family home located on the south side of Wimbledon town centre equidistant between South Wimbledon northern line tube station and Wimbledon town centre, mainline station and District line tube.

The accommodation comprises an entrance hall, lounge, dining room, breakfast room, kitchen, small lean to extension with a ground floor bathroom and laundry room, three bedrooms, first floor bathroom and a small enclosed rear garden.

The house does require modernisation and will be offered to the market with no forward chain. (D1)



Energy Performance Certificate



Latimer Road, LONDON, SW19 1EW

Dwelling type: Semi-detached house **Reference number:** 2208-2026-6207-9937-
Date of assessment: 20 March 2013 **Type of assessment:** RdSAP: existing dwelling
Date of certificate: 21 March 2013 **Total floor area:** 121 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

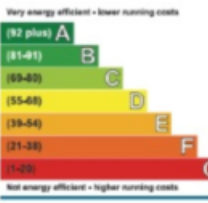
Estimated energy costs of dwelling for 3 years:	£ 5,037
Over 3 years you could save	£ 2,445

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 163 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 2,445 over 3 years </div>
Heating	£ 4,293 over 3 years	£ 2,187 over 3 years	
Hot Water	£ 462 over 3 years	£ 222 over 3 years	
Totals	£ 5,037	£ 2,592	

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
	38	76

Very energy efficient - lower 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

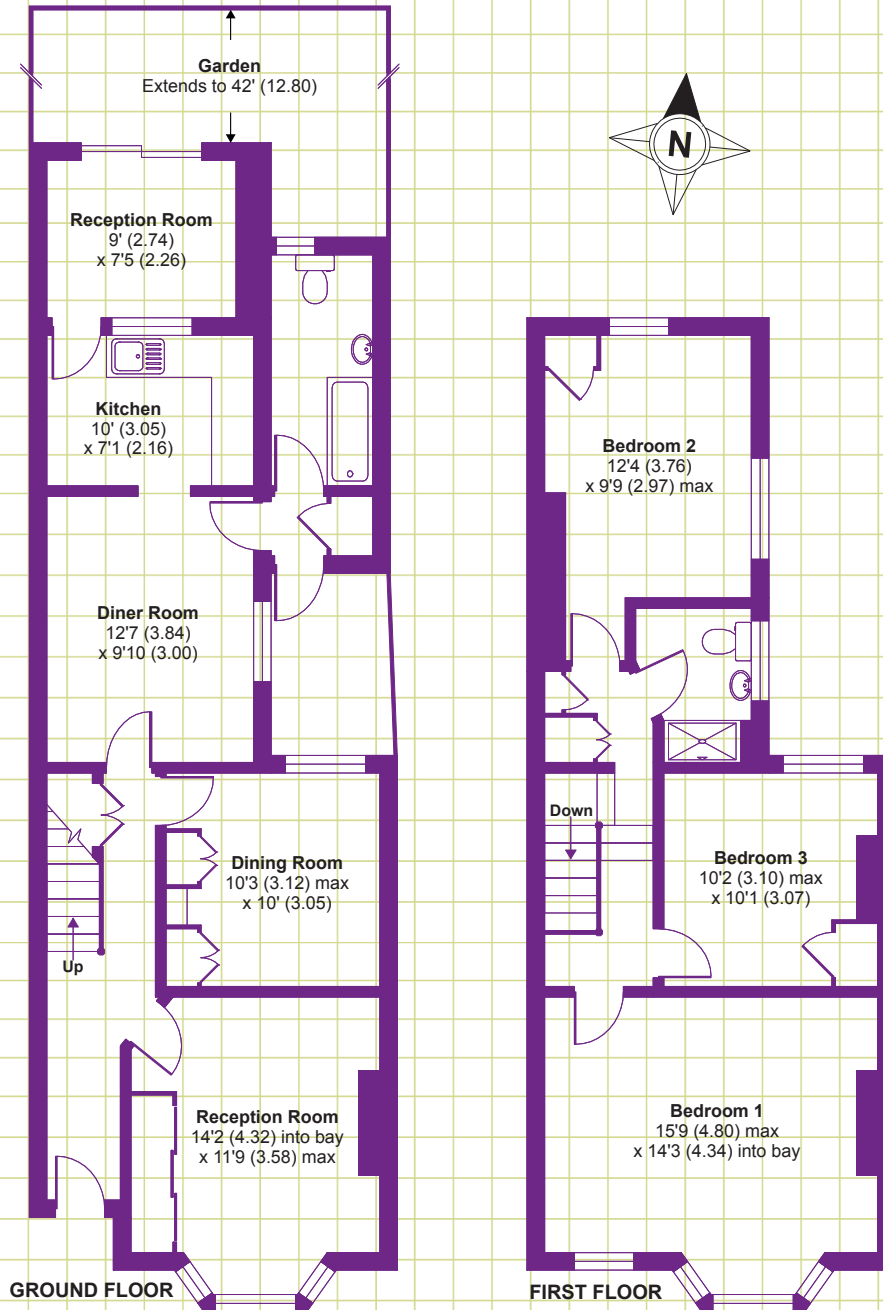
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 888	✔
2 Floor insulation	£900 - £1,200	£ 201	✔
3 Draught proofing	£80 - £120	£ 78	✔

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.

Latimer Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 1303 SQ FT 121 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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