



Petergate, London SW11 2UF

Guide Price £425,000 Freehold

- EPC EER C
- Private rear garden
- Spacious living room

- Cul-de-sac setting
- Ample storage
- 0.5 miles from Clapham Junction



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A well presented two double bedroom terrace home located within this popular cul-de-sac 0.3 miles from Wandsworth Town BR station and 0.5 Miles from Clapham Junction. Enjoying excellent decor throughout and a modern design, this light and airy home benefits from a private rear garden over looking parkland, ample storage space and along with a spacious living room we feel this property will make an excellent purchase.

The accommodation comprises two double bedrooms, modern bathroom suite with separate WC, loft storage space, stylish fitted kitchen and a large living room leading onto the private rear garden.




Energy Performance Certificate

44, Petergate, LONDON, SW11 2UF
Dwelling type: Mid-terrace house **Reference number:** 9398-5068-7227-0957-9900
Date of assessment: 11 March 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 12 March 2013 **Total floor area:** 80 m²

Use this document to:

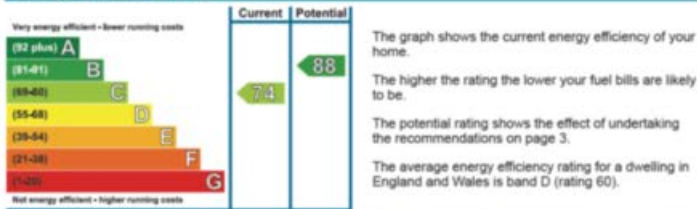
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,656
Over 3 years you could save	£ 297




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 138 over 3 years	
Heating	£ 954 over 3 years	£ 1,005 over 3 years	
Hot Water	£ 426 over 3 years	£ 216 over 3 years	
Totals	£ 1,656	£ 1,359	

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

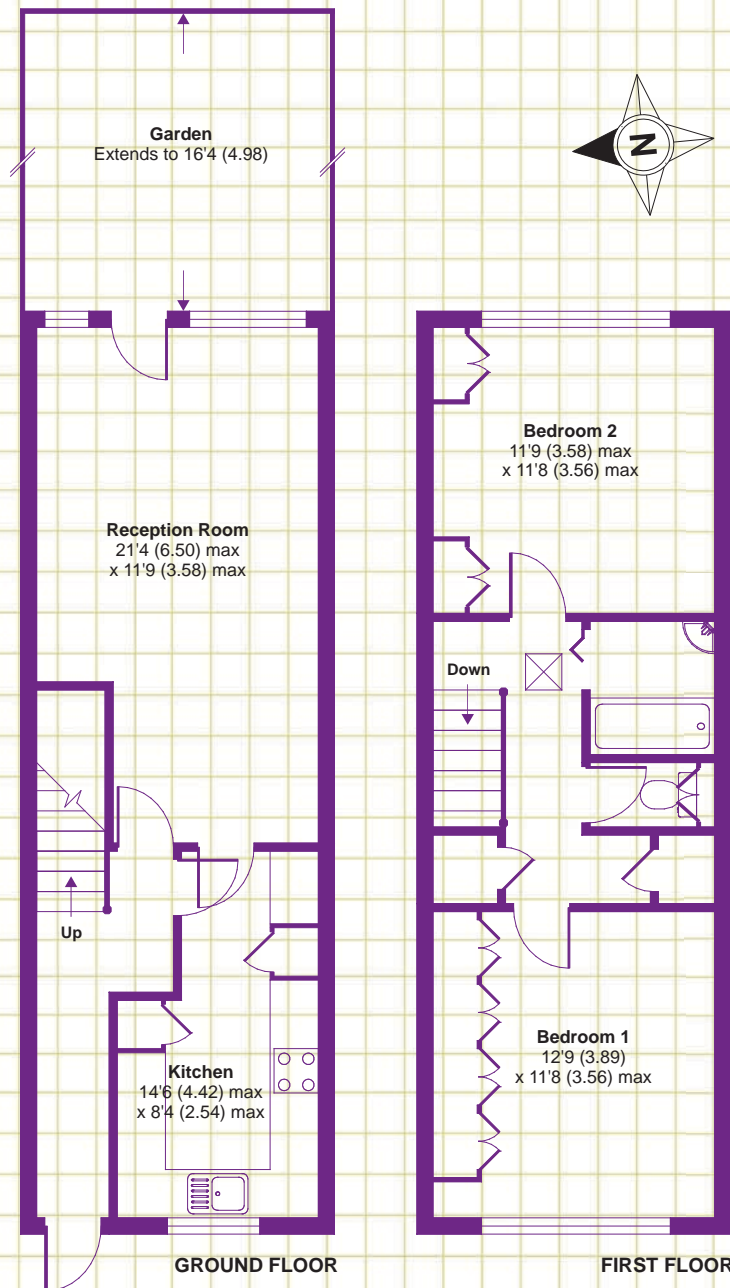
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase hot water cylinder insulation	£15 - £30	£ 63	
2 Low energy lighting for all fixed outlets	£65	£ 120	
3 Solar water heating	£4,000 - £6,000	£ 114	

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.

Petergate, London, SW11

APPROX. GROSS INTERNAL FLOOR AREA 858 SQ FT 79.7 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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