



Wycliffe Road, Wimbledon SW19

Guide Price £659,950 Freehold

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- EPC EER E
- Victorian terrace
- West facing garden

- Fitted kitchen
- Cloakroom/utility room
- Desirable residential location

Wimbledon Office

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A well presented three bedroom Victorian terrace situated within 0.5 of a mile from Wimbledon town centre, mainline station and district line tube.

The accommodation comprises an entrance hall, open plan lounge/dining room, extended kitchen, cloakroom/utility room, west facing garden, two double and one single bedrooms, en-suite shower room to master bedroom, family bathroom and a private west facing rear garden. The property is offered to the market with no forward chain. (D1)




Energy Performance Certificate

Dwelling type: Mid-terrace house **Reference number:** 8537-7129-0070-7415-6996
Date of assessment: 15 January 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 January 2013 **Total floor area:** 93 m²

Use this document to:

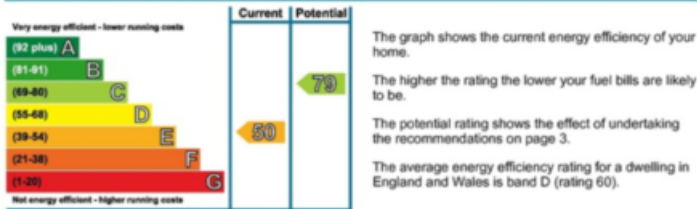
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,381
Over 3 years you could save	£ 1,329

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 153 over 3 years	
Heating	£ 2,619 over 3 years	£ 1,683 over 3 years	
Hot Water	£ 456 over 3 years	£ 216 over 3 years	
Totals	£ 3,381	£ 2,052	

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	£ 333	✓
2 Floor insulation	£800 - £1,200	£ 99	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 39	✓

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.



Local. Trusted. Recommended.



Total area: approx. 86.1 sq. metres (926.3 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters.
Plan produced using The Mobile Agent.

If you have just started looking or have found your new home, you could benefit from talking to our Financial Services Department. For an informal discussion on anything from costs of moving to the most current mortgage rates please call us on 020 8946 9468. You home is at risk if you do not keep up with repayments on a mortgage or any other loan secured on it, Written quotations available on request. Viewing is strictly through the owners Lauristons, Wimbledon Sales Office 66 - 68 Wimbledon Hill Road SW19 7PA Tel: 020 8946 9468 Fax: 020 8946 9465 Email: sales.wimbledon@lauristons.com. For clarification we wish to inform potential purchasers that we prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor, Carpets, curtains, gas fires, electrical goods / fittings or other fixtures, unless expressly mentioned, are not included in the sales of this property. If there are any important matters which are unlikely to affect your decision to buy please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offers must be checked by Lauristons Financial Adviser. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in meters to the nearest tenth of a meter on wall to wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin error.

