



Local. Trusted. Recommended.



Quicks Road, Wimbledon SW19

Guide Price £665,000 Freehold



- Victorian End Terrace
- Directly overlooking Quicks Road park
- Extended fitted kitchen

- Double reception room
- Stunning secluded rear garden
- Popular "Battles" location

Wimbledon Office

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A superb example of a three bedroom rear extended Victorian end terrace situated within a highly sought after residential location overlooking Quicks Road park.

Your delightful home offers spacious accommodation comprising an open plan double reception room, modern fitted kitchen providing direct access to a delightful fully secluded south facing rear garden, three double bedrooms and a bathroom suite on the first floor and a loft storage room on the top floor. The property is located approximately one mile from Wimbledon town centre, mainline train station and District line tube. Offered to the market with no forward chain. (D1)



Energy Performance Certificate

Dwelling type: end-terrace house **Reference number:** 9128-8961-7219-0832-1924
Date of assessment: 12 November 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 November 2012 **Total floor area:** 110 m²

Use this document to:

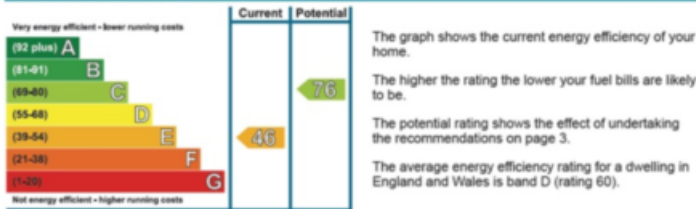
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£4,002
Over 3 years you could save	£1,587

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£249 over 3 years	£168 over 3 years	
Heating	£3,483 over 3 years	£2,052 over 3 years	
Hot Water	£270 over 3 years	£195 over 3 years	
Totals	£4,002	£2,415	

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

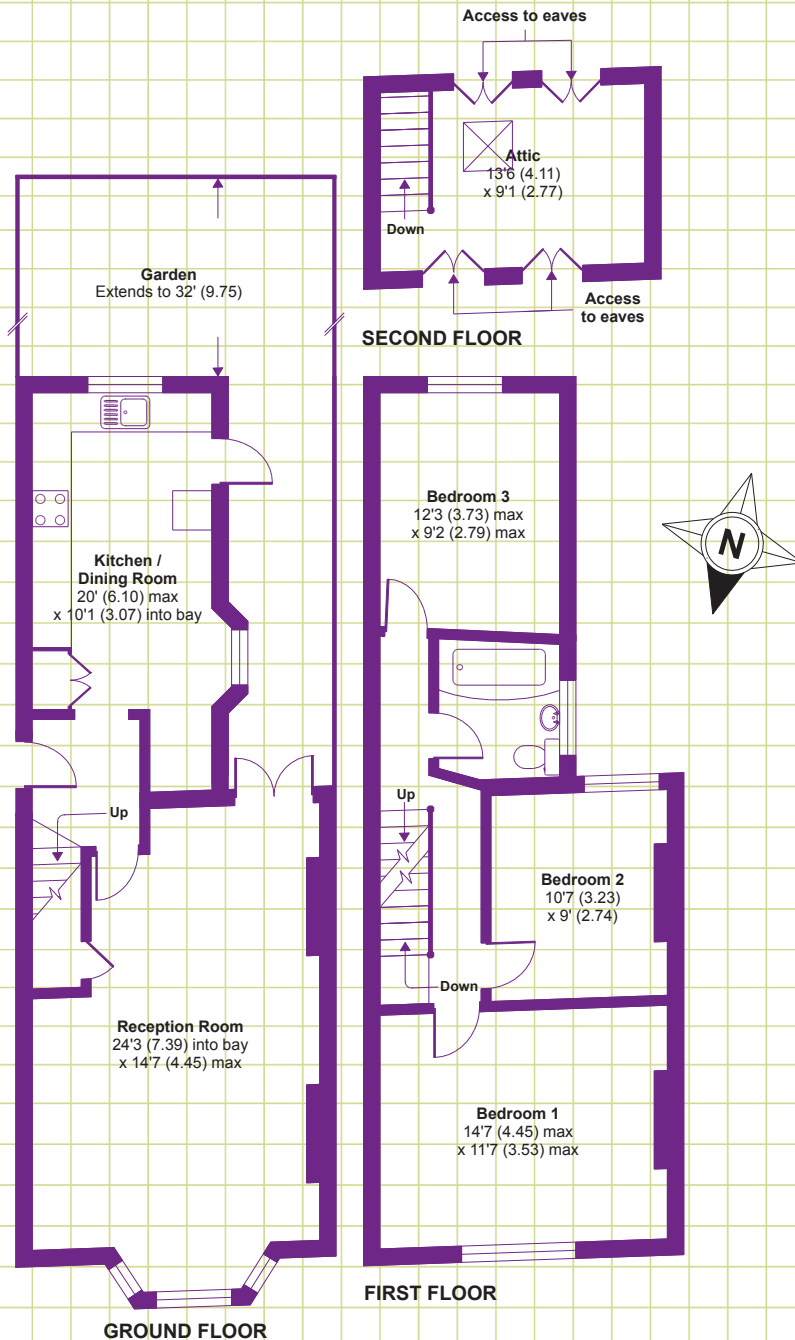
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£905	
2 Floor insulation	£800 - £1,200	£141	
3 Draught proofing	£80 - £120	£84	

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.

Quicks Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 1178 SQ FT 109.4 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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