



Local. Trusted. Recommended.



Cowper Road, Wimbledon SW19

Guide Price £399,950 Freehold

- Open Plan Living/Dining/Kitchen Area
- Private Rear Garden
- High Quality Contemporary Design



- Built Just Over One Year Ago
- No Onward Chain
- 0.5 miles of Haydons Road Rail Station

Wimbledon Office

66-68 Wimbledon Hill, London, SW19 7PA

Tel: 020 8946 9468 Fax: 020 8946 9465 Email: enquiries.wimbledon@lauristons.com



A bright and spacious contemporary built mews house designed for modern living featuring an open plan lounge/dining area which opens onto a secluded private rear garden, a modern fully fitted kitchen, down stairs bathroom and a second double bedroom. The double aspect master bedroom suite occupies the entire first floor and benefits from an en suite shower room.

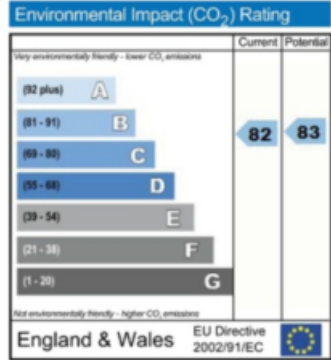
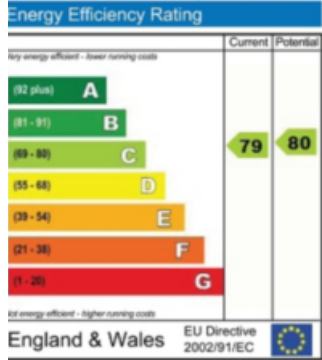
Built just over a year ago the property is conveniently located within 0.8 miles of South Wimbledon tube station and 0.5 miles of Haydons Road rail station. Available with no onward chain. (D1)



Energy Performance Certificate 

Dwelling type: Semi-detached house
 Date of assessment: 01 August 2011
 Date of certificate: 02 August 2011
 Reference number: 8919-6938-8040-3819-5902
 Type of assessment: SAP, new dwelling
 Total floor area: 74 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

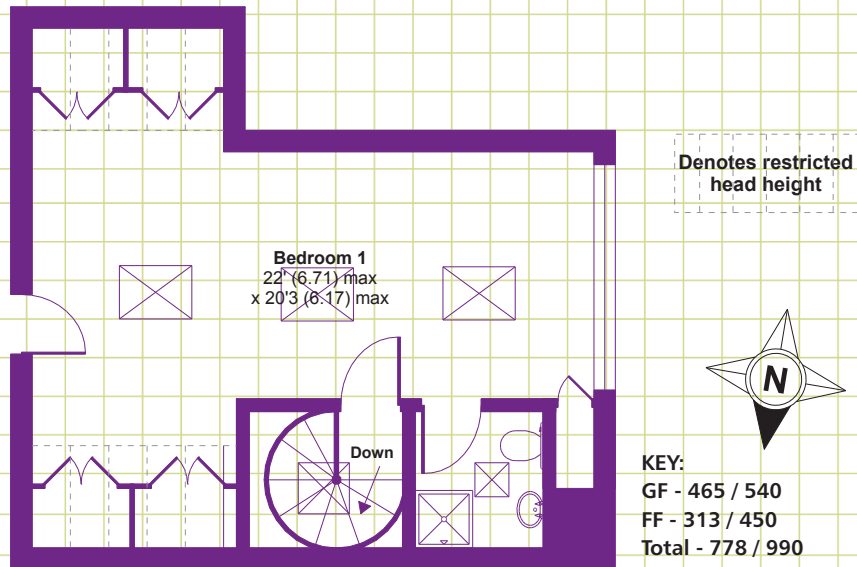
	Current	Potential
Energy use	113 kWh/m ² per year	105 kWh/m ² per year
Carbon dioxide emissions	1.6 tonnes per year	1.5 tonnes per year
Lighting	£89 per year	£40 per year
Heating	£256 per year	£260 per year
Hot water	£83 per year	£83 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

 Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
 For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 542 012 or visit www.energysavingtrust.org.uk

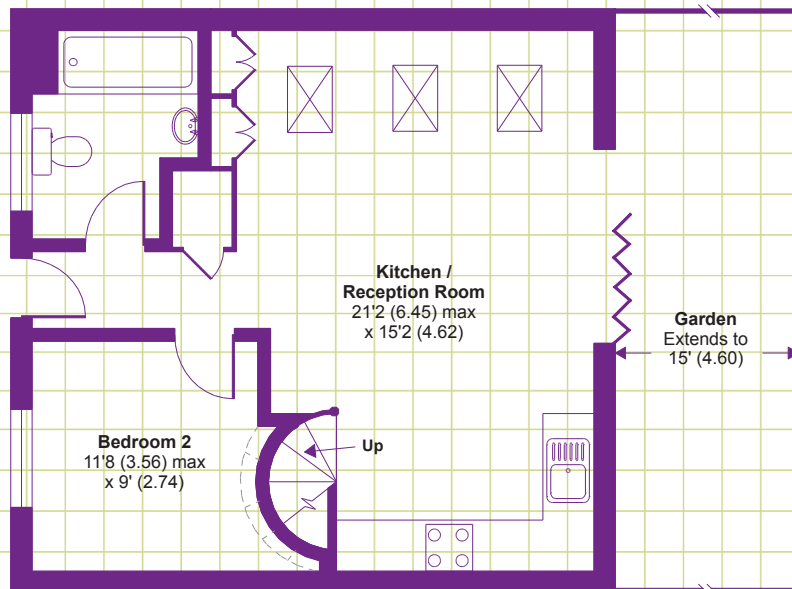
Cowper Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 778 SQ FT 72.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR

KEY:
GF - 465 / 540
FF - 313 / 450
Total - 778 / 990
Wesley
303834
Bedrooms: 2



GROUND FLOOR

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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