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## Evelyn Road, Wimbledon SW19

Guide Price £724,950 Freehold

4 2 1

- Victorian mid terrace
- Extended and loft converted
- Presented in excellent condition

- Contemporary east facing rear garden
- South Park Gardens location
- Open plan reception room

**Wimbledon Office**

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A beautifully presented four bedroom Victorian terrace situated in a highly popular residential road in the heart of the South Park Gardens area of Wimbledon.

The accommodation comprises an entrance hall, downstairs cloakroom, open plan lounge/dining room, modern fitted extended kitchen, three double and one single bedrooms, family bathroom, shower room and a delightful contemporary fully enclosed east facing rear garden. The property is located within 0.75 of a mile from Wimbledon town centre, mainline train station and District line tube. An early internal inspection is strongly recommended. (D1)




## Energy Performance Certificate

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 30 July 2012  
**Date of certificate:** 31 July 2012  
**Reference number:** 8482-7523-0330-2040-9976  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 107 m<sup>2</sup>

**Use this document to:**

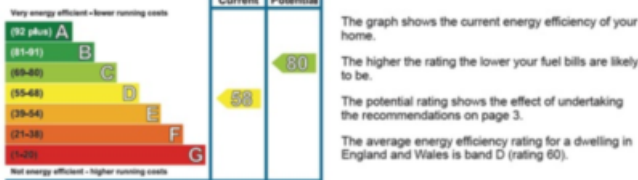
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£3,054</b>
<b>Over 3 years you could save</b>	<b>£954</b>



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£333 over 3 years	£165 over 3 years	
Heating	£2,349 over 3 years	£1,719 over 3 years	
Hot Water	£372 over 3 years	£216 over 3 years	
<b>Totals</b>	<b>£3,054</b>	<b>£2,100</b>	

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	£381	
2 Floor insulation	£800 - £1,200	£78	
3 Low energy lighting for all fixed outlets	£75	£135	

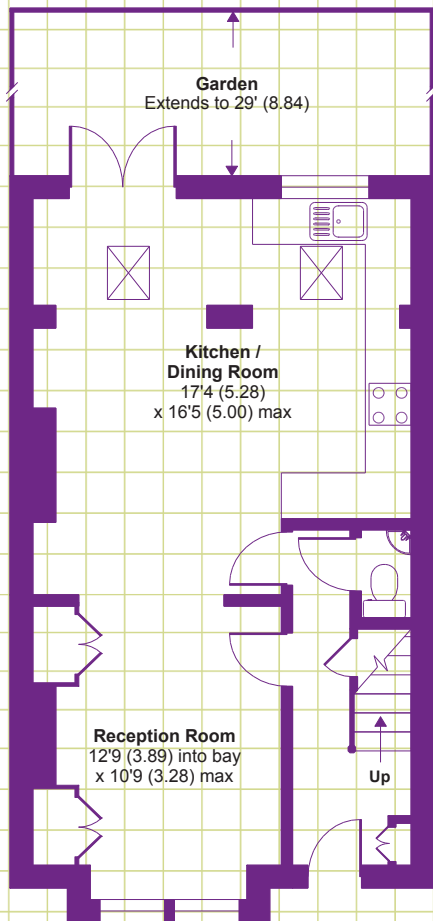
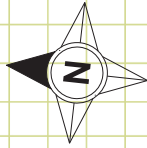
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

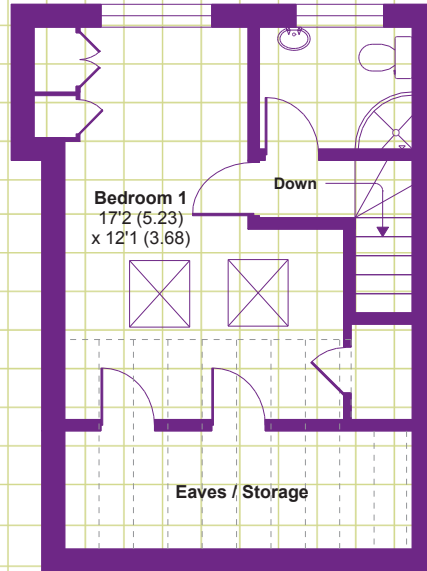
## Evelyn Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 1112 SQ FT 103.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

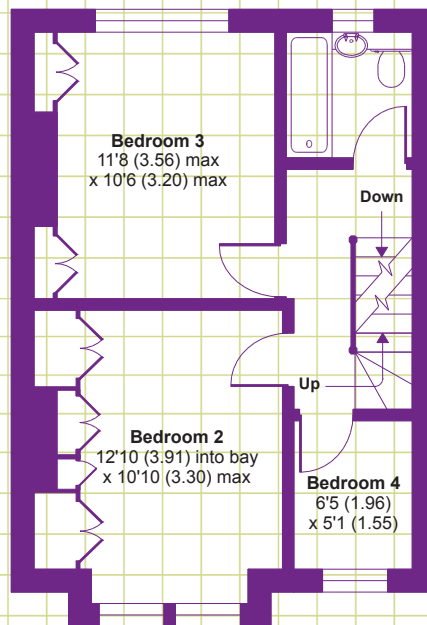
Denotes restricted head height



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST 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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