



**St Georges Road, Wimbledon SW19**

Guide Price £725,000 Freehold

 3  2  1

- EPC EER D
- Modern town house
- Located within the heart of Wimbledon Town Centre

- Located on a quiet cul-de-sac
- En-Suite Bathroom to the Master Bedroom
- Secluded Rear Garden

**Wimbledon Office**

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A well presented three bedroom town house located on a quiet cul-de-sac within 500 yards from Wimbledon town centre, mainline train station and District line tube.

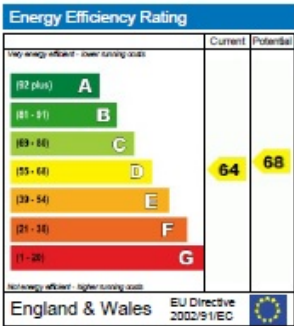
The property features a good size kitchen/breakfast room with access onto a secluded rear garden, down stairs wc, a light, spacious living room, family bathroom, two double bedrooms and a master bedroom with an en-suite shower room. The property further benefits from an integral garage and off-street parking for two cars. An early internal inspection is strongly recommended.(D1)



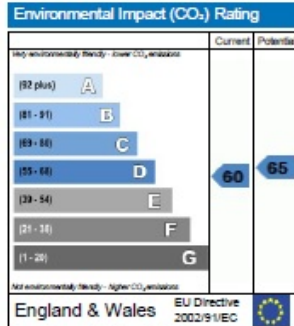
## Energy Performance Certificate

Dwelling type: Mid-terrace house  
 Date of assessment: 23 January 2012  
 Date of certificate: 23 January 2012  
 Reference number: 8001-2079-2529-9426-3923  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 108 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 220 kWh/m <sup>2</sup> per year | 190 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 4.6 tonnes per year             | 4.0 tonnes per year             |
| Lighting                 | £94 per year                    | £56 per year                    |
| Heating                  | £699 per year                   | £645 per year                   |
| Hot water                | £133 per year                   | £109 per year                   |

**You could save up to £116 per year**

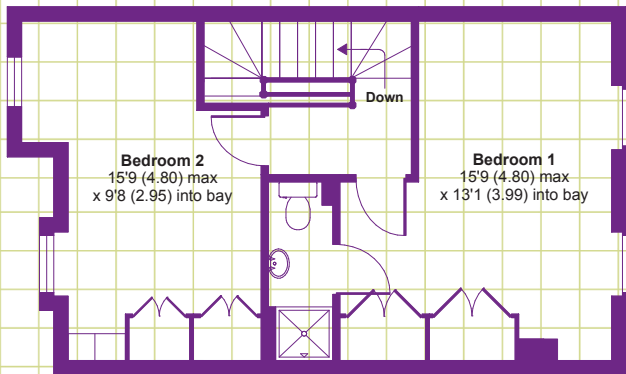
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) 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.

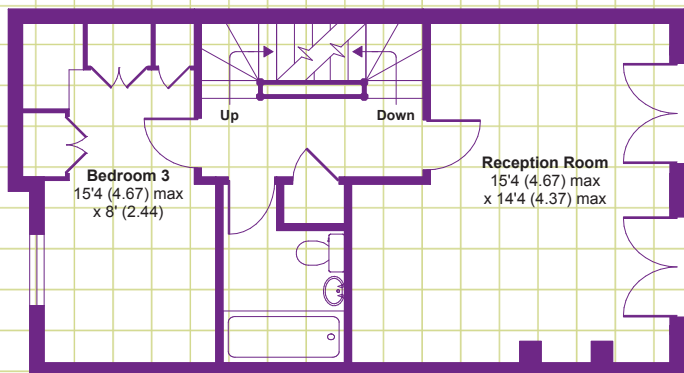
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## St Georges Road, London, SW19

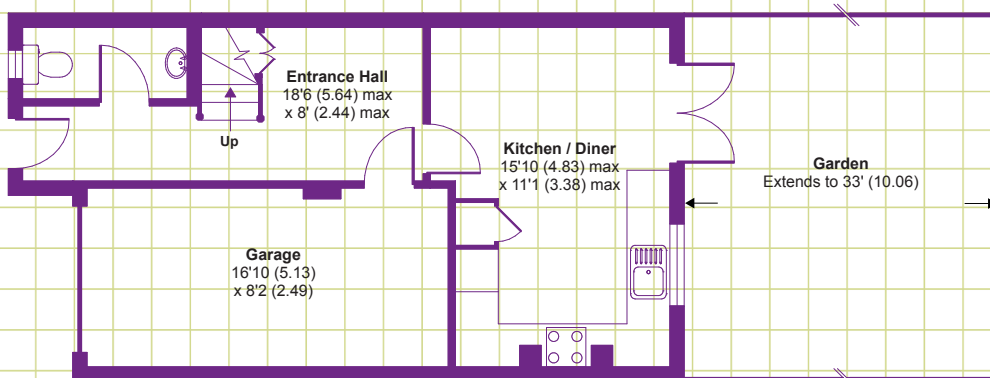
APPROX. GROSS INTERNAL FLOOR AREA 1337 SQ FT 124.2 SQ METRES (INCLUDES GARAGE)



SECOND FLOOR



FIRST FLOOR



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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