



**Cowdrey Road, Wimbledon SW19**

Guide Price £550,000 Freehold

 3  1  2

- Victorian house requiring basic modernisation
- Rear garden of approximately 100 Ft long
- Potential to extend into the loft (STPP)

- Cul-de-sac location
- Located on the out-skirts of South Park Gardens
- Within 250 yards from Haydons Road Thameslink train station

**Wimbledon Office**

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A mid-terrace three bedroom Victorian house requiring basic modernisation, located towards the end of a cul-de-sac on the out-skirts of South Park Gardens.

The accommodation features an entrance hall, front reception room, dining room, separate kitchen, and a rear extension leading to a fully enclosed rear garden of approximately 100 Ft long, three bedrooms and a family bathroom. The property also has the added benefit of being able to extend into the loft (STPP). Located within 250 yards from Haydons Road Thameslink train station and within one mile from Wimbledon town centre, main line station and District Line tube station.



## Energy Performance Certificate

**Dwelling type:** Mid-terrace house **Reference number:** 9398-2057-7213-0002-0930  
**Date of assessment:** 11 July 2012 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 12 July 2012 **Total floor area:** 94 m<sup>2</sup>

### Use this document to:

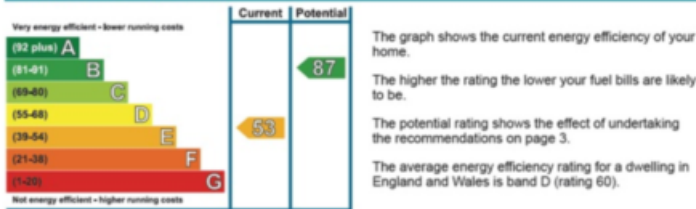
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£3,129</b>
<b>Over 3 years you could save</b>	<b>£1,644</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£282 over 3 years	£150 over 3 years	
Heating	£2,406 over 3 years	£1,125 over 3 years	
Hot Water	£441 over 3 years	£210 over 3 years	
<b>Totals</b>	<b>£3,129</b>	<b>£1,485</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 Increase loft insulation to 270 mm	£100 - £350	£516	
2 Internal or external wall insulation	£4,000 - £14,000	£330	
3 Floor insulation	£800 - £1,200	£138	

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

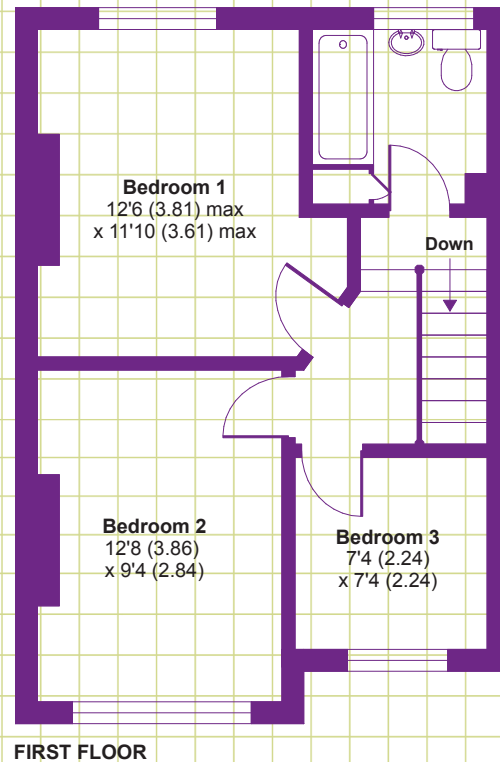
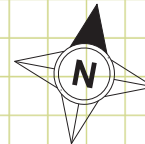
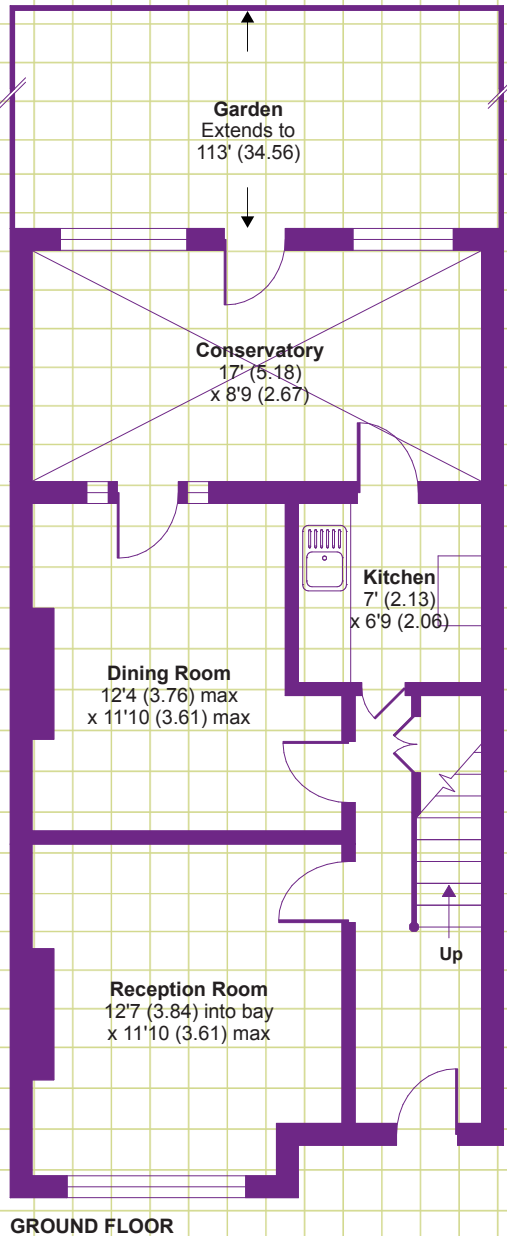
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and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



Local. Trusted. Recommended.

# Cowdrey Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 1014 SQ FT 94.2 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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