



Local. Trusted. Recommended.



Quicks Road, Wimbledon SW19 1EZ

Guide Price £875,000 Freehold

3 2 2

- EPC EER D
- Overlooking Quicks road recreational grounds
- Solid oak flooring

- Superbly presented throughout
- Luxury family bathroom suite
- South facing rear garden

Wimbledon Office

66-68 Wimbledon Hill, London, SW19 7PA

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



A superbly presented three double bedroom Victorian terrace home located 0.3 miles from the Northern line tube and approximately 0.75 miles from Wimbledon Mainline BR station. Enjoying views over Quicks Road Recreational grounds this spacious home is arranged over three floors and boasts a large extended kitchen family room, down stairs WC, a South facing rear garden and a Stunning family bathroom suite. In our opinion this property would make a perfect family home and is offered to the market with no onward chain.

The accommodation comprises three double bedrooms, en-suite shower room, stylish four piece family bathroom suite, living room with bay window, dining room, down stairs WC and a large contemporary Kitchen/ family room with double doors leading onto the South facing rear garden.



Energy Performance Certificate

Quicks Road, LONDON, SW19 1EZ

Dwelling type: Mid-terrace house
Date of assessment: 29 April 2014
Date of certificate: 29 April 2014

Type of assessment: RdSAP, existing dwelling
Total floor area: 127 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:	£ 3,570
Over 3 years you could save	£ 582

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 198 over 3 years	<p>You could save £ 582 over 3 years.</p>
Heating	£ 2,877 over 3 years	£ 2,496 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
Totals	£ 3,570	£ 2,988	

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

Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	D1	75
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

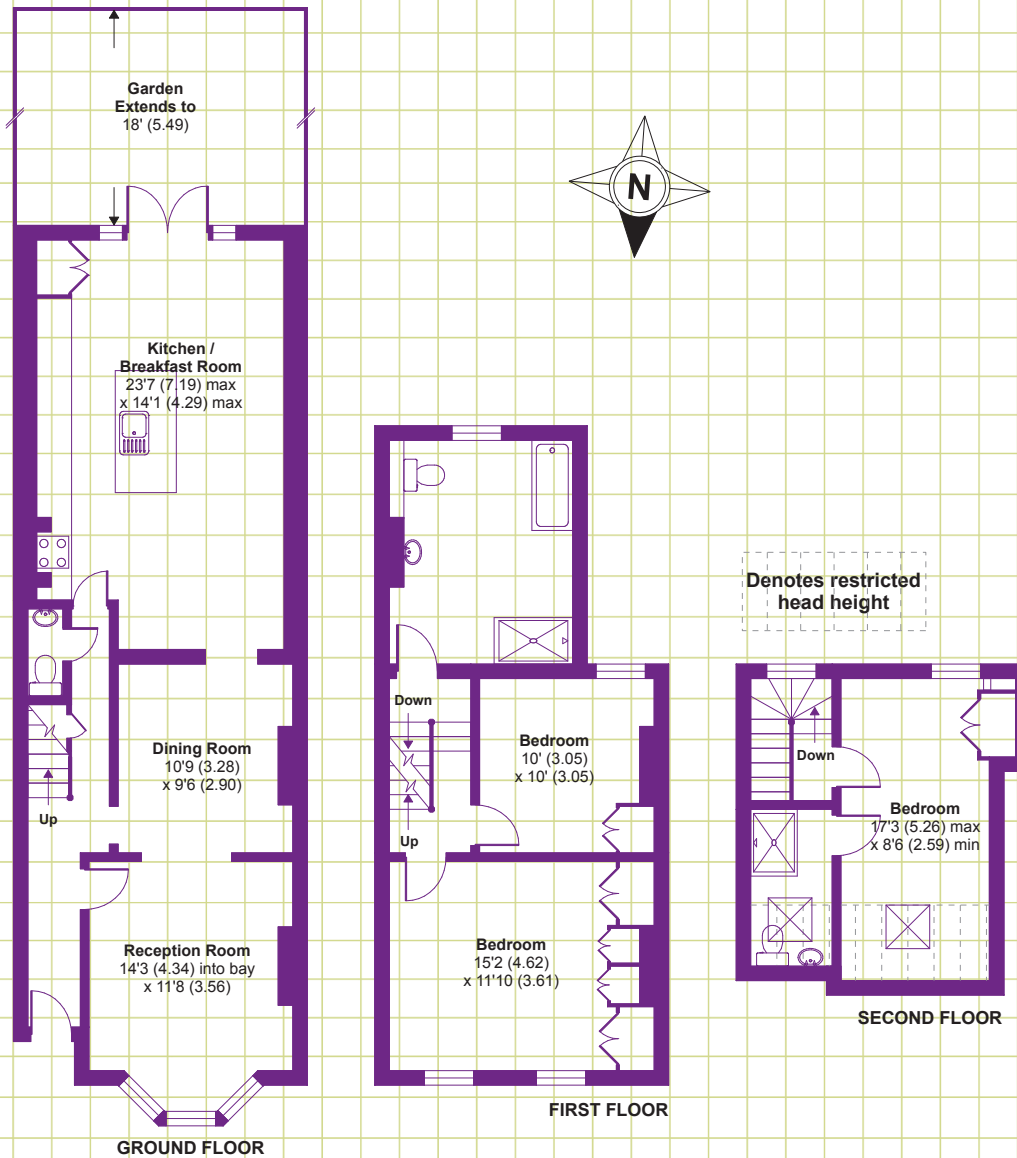
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 419	
2 Low energy lighting for all fixed outlets	£90	£ 161	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 751	

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 1371 SQ FT 127.3 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.

Copyright nichecom.co.uk 2014 Produced for Lauristons REF : 557411

Viewing is strictly through the owners Lauristons Wimbledon Sales Office 66-68 Wimbledon Hill, London SW19 7PA Tel: 020 8946 9468 Fax: 020 8946 9465 Email: enquiries.wimbledon@lauristons.com. For clarification we wish to inform potential purchasers that we prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of the property. If there are any important matters which are likely to affect your decision to buy please contact this office and we will be pleased to check the information for you before viewing the property. Please note that room sizes are quoted in meters to the nearest tenth of a meter on a wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

