



Palmerston Road, Wimbledon SW19 1TB

Guide Price £875,000 Freehold

4 2 1

- EPC EER F
- Victorian End Terrace
- Superb Loft Conversion

- Popular Ministers Location
- West Facing Garden
- Excellent Presentation Throughout

Wimbledon Office

66-68 Wimbledon Hill, London, SW19 7PA

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



The property is a superbly presented four bedroom loft extended Victorian end terrace situated in the popular "Ministers" area of Wimbledon within 0.4 of a mile from Wimbledon town centre, mainline station and District line tube.

The accommodation comprises an entrance hall, open plan lounge/dining room, open plan modern fitted kitchen/breakfast room which leads to a fully enclosed rear garden, two double bedrooms and a contemporary 4 piece bathroom suite with separate shower cubicle on the first floor and a superb loft conversion comprising the master bedroom, en suite shower room and one single bedroom on the top floor. (D1)



Energy Performance Certificate

Palmerston Road, LONDON, SW19 1PB

Dwelling type: end-terrace house
 Date of assessment: 25 September 2013
 Date of certificate: 25 September 2013

Type of assessment: RdSAP, existing dwelling
 Total floor area: 112 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:	£ 3,753
Over 3 years you could save	£ 1,491

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 180 over 3 years	
Heating	£ 3,138 over 3 years	£ 1,875 over 3 years	
Hot Water	£ 288 over 3 years	£ 207 over 3 years	
Totals	£ 3,753	£ 2,262	

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

	Current	Potential
	53	60

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	£ 1,059	
2 Floor insulation	£800 - £1,200	£ 149	
3 Low energy lighting for all fixed outlets	£95	£ 123	

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 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.



APPROX. GROSS INTERNAL FLOOR AREA 1227 SQ FT / 114 SQ M

Illustration for identification purposes only, not to scale
 All measurements are maximum, and includes wardrobes and window bays where applicable
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If you have just started looking or have found your new home, you could benefit from talking to our Financial Services Department. For an informal discussion on anything from costs of moving to the most current mortgage rates please call us on 020 8946 9468. You home is at risk if you do not keep up with repayments on a mortgage or any other loan secured on it, Written quotations available on request. Viewing is strictly through the owners Lauristons, Wimbledon Sales Office 66 - 68 Wimbledon Hill Road SW19 7PA Tel: 020 8946 9468 Fax: 020 8946 9465 Email: sales.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 sales of this property. If there are any important matters which are unlikely 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. Before this property can be removed from the market, all offers must be checked by Lauristons Financial Adviser. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in meters to the nearest tenth of a meter on wall to 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 error.

