



Thornton Road East London SW19

£2,995 Per Month - Available Now

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Beyond your expectations

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50% OFF FIRST MONTH'S RENT This charming mews cottage is deceptively spacious and offers well-planned accommodation and a pretty patio garden.

3 Bedrooms | 2 Bathrooms | Reception Room | Open Plan Kitchen | Dining Area | Guest WC | Charming Patio.

Description

This beautifully presented property has a spacious reception room open plan with a separate dining area and modern fitted kitchen with integrated appliances. There is oak flooring on the ground floor. On the first floor, the master bedroom has an en suite bathroom and there is a further double bedroom, single bedroom and large family bathroom.

Situation

Thornton Road East is a small mews development tucked away in a quiet location. There are local amenities a few moments' away and the exclusive bars, boutiques and restaurants of Wimbledon Village are within easy walking distance. The extensive facilities and transport links of Wimbledon town centre, including the

National Rail and District Line station are also easily accessible, as is the A3 for journeys to the south and west and into Central London.

Furnishing

Unfurnished



Reception Room



Bedroom

Hamptons Wimbledon Lettings

Hampton House High Street, Wimbledon

London SW19 5BA

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SAP
Energy Performance Certificate

Dwelling type: Mid-terrace house
Date of assessment: 16 September 2016
Date of certificate: 16 September 2016
Type of assessment: RdSAP: existing dwelling
Total floor area: 108 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:	£ 1,917
Over 3 years you could save	£ 417

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 210 over 3 years	
Heating	£ 1,110 over 3 years	£ 1,047 over 3 years	
Hot Water	£ 471 over 3 years	£ 343 over 3 years	
Totals	£ 1,917	£ 1,600	You could save £ 417 over 3 years

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

Very energy efficient - lower running costs
 92-100 **A**
 81-91 **B**
 69-80 **C**
 55-68 **D**
 49-54 **E**
 45-48 **F**
 35-39 **G**
 2-34 **F**
 1-2 **G**
 Not energy efficient - higher running costs

Current: 89
Potential: 75

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 Low energy lighting for all fixed outlets	£30	£ 108	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 150	✓
3 Solar water heating	£4,000 - £8,000	£ 159	✓

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/havingenergy or call 0300 122 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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