



Conway Road London SW20

£6,500 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*Stunning detached family house refurbished to an exceptional standard, offering flexible open plan reception space, stunning garden and off street parking.*

5 Bedrooms | 2 Bathrooms | Kitchen/Family Room | Drawing Room | Study | Utility Room | Guest WC | Studio | Beautiful Garden | Patio | Off Street Parking.

### Description

This delightful family house is beautifully presented in a contemporary style, with lateral accommodation over two floors. There is an exceptional kitchen/family/dining room opening to the garden, plus a formal drawing room and study. There is a separate utility room and a guest cloakroom, and the garage has been converted to provide a studio. On the first floor, the master bedroom has an en suite shower room and there are four further bedrooms and a family bathroom.

### Situation

Conway Road is quietly located in the heart of leafy West Wimbledon, close to the National Rail station and amenities of Raynes Park, and offering easy access to the exclusive bars,

boutiques and restaurants of Wimbledon Village and the open spaces of the Common. The area is renowned for its transport links and excellent schools in both the state and independent sectors.

### Furnishing

Unfurnished



Kitchen/Family Room



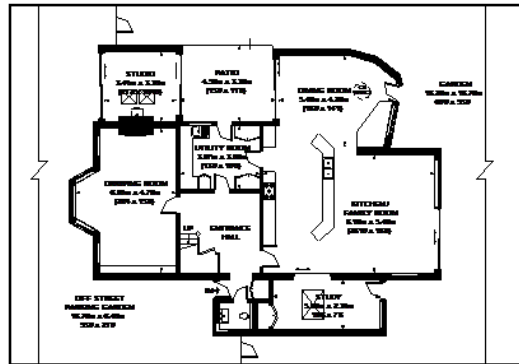
Kitchen/Dining Room

### Hamptons Wimbledon Lettings

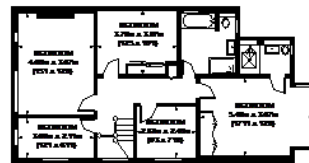
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London SW19 5BA

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**GROUND FLOOR**



### FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1730 SQ. FT. (160.7 SQ. M.)  
FIRST FLOOR = 947 SQ. FT. (88 SQ. M.)  
TOTAL = 2677 SQ. FT. (248.7 SQ. M.)

[illegible]

## Energy Performance Certificate (EPC)

# Energy Performance Certificate

1, Conway Road, LONDON, SW20 9PB

**Dwelling type:** Detached house  
**Date of assessment:** 15 June 2016  
**Date of certificate:** 27 June 2016

**Reference number:** 9058-4053-6296-6246-7390  
**Type of assessment:** RdSAP: existing dwelling  
**Total floor area:** 247 m<sup>2</sup>

Use this document for:

- 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:** £ 3,138

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£150 over 3 years	£150 over 3 years	
Heating	£2,367 over 3 years	£2,367 over 3 years	Not applicable
Hot Water	£456 over 3 years	£456 over 3 years	
<b>Totals</b>	<b>£3,138</b>	<b>£3,138</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

Very energy efficient, lowest running costs	Current	Potential	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).
<p>Very energy efficient, lowest running costs</p>	79	84	
Not energy efficient, higher running costs			

## 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 Solar photovoltaic panels, 2.5 kWtp	£5,000 - £8,000	£ 624	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/havingenergy](http://www.direct.gov.uk/havingenergy) or call 0800 123 1224 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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**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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