



PETRAS  
PROPERTY

48 Wimbledon Road, London, SW17 0UJ  
£625,000



# 48 Wimbledon Road, London, SW17 0UJ

A charming end of terrace house with lots of character and great ceiling height stretching over 950 sq ft.



Wimbledon Road, SW17  
 Approximate Gross Internal Area  
 950 sq ft (87.6 sq m)  
 EXCLUDING OUTSIDE SPACE  
 EXCLUDING GARAGE, PORCH, PATIO, TERRACE  
 INCLUDING ALL WALLS, FLOORS AND CEILING  
 (GFA = Ceiling to Ceiling Height)  
 (GIFA = Ceiling to Ceiling Height)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>58</b>

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