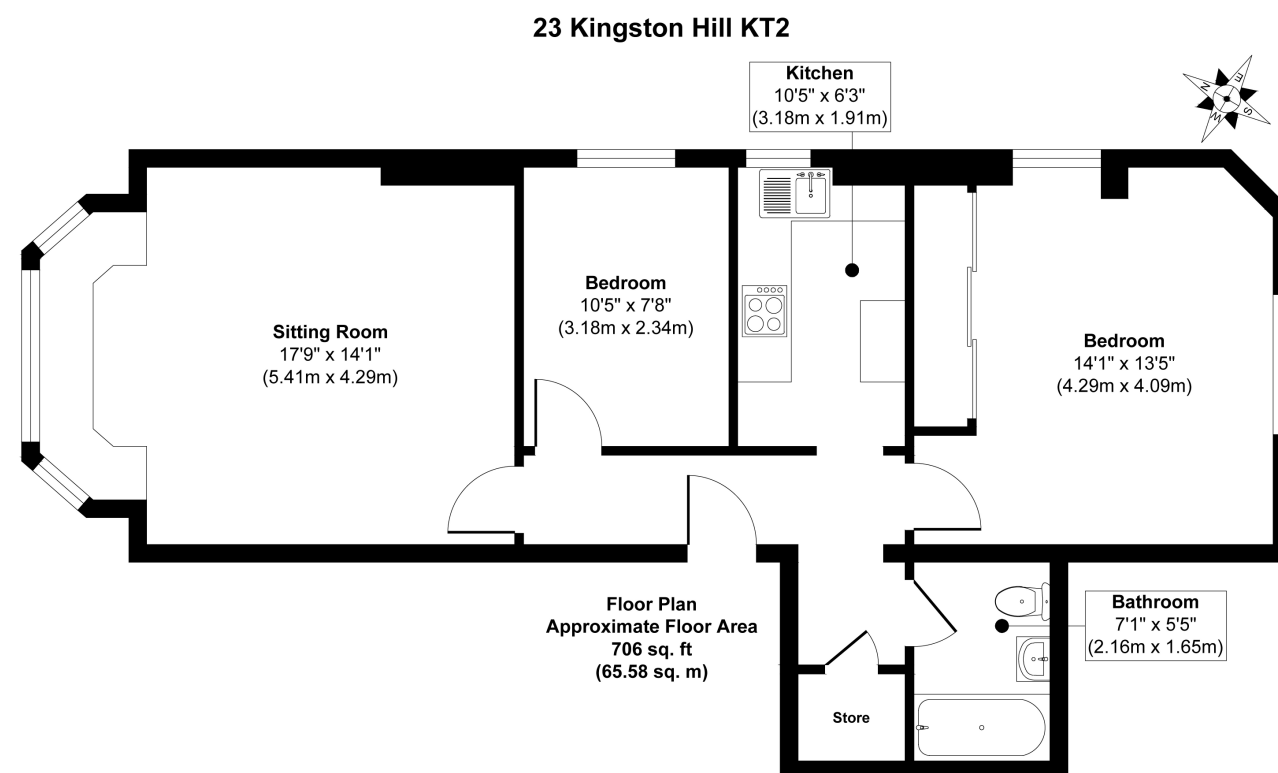


To find out more please call us on **020 8549 3366**



Approx. Gross Internal Floor Area 706 sq. ft / 65.58 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

KINGSTON HILL



RENTAL £1,500 per month

STATEMENT OF INTENT

- We are independent property marketing experts dedicated to finding you a new home.
- We are agile & responsive to your search requirements. We listen and won't waste time recommending properties outside your search criteria. If we don't have your perfect property we'll market and advertise on your behalf.
- We provide a dedicated point-of-contact who'll listen to what's important in your property search from viewing through to exchange and final completion.



Kingston Hill | North Kingston
020 8549 3366 | **020 8549 7788**
mail@carringtonsproperty.com
www.carringtonsproperty.co.uk

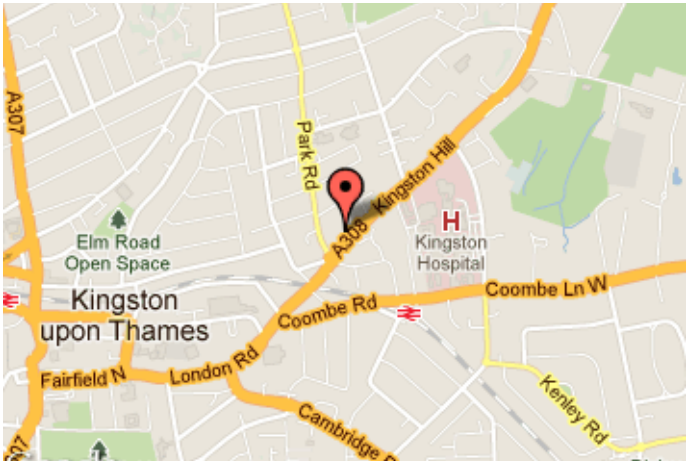


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KINGSTON HILL



This well presented period property boasts high ceilings and bright double glazed sash windows throughout. There is a good size reception room, master bedroom with a built in wardrobe, second double bedroom, a modern newly fitted kitchen including a free standing fridge freezer and dishwasher, a family bathroom and additional storage cupboard with washing machine. The flat benefits from a well maintained communal garden and allocated parking for one car. Located at the bottom of Kingston Hill this property is conveniently located for Norbiton Station and access into Kingston town centre. It will also be in the catchment for some much sought after local schools. The property would be ideal for small family.



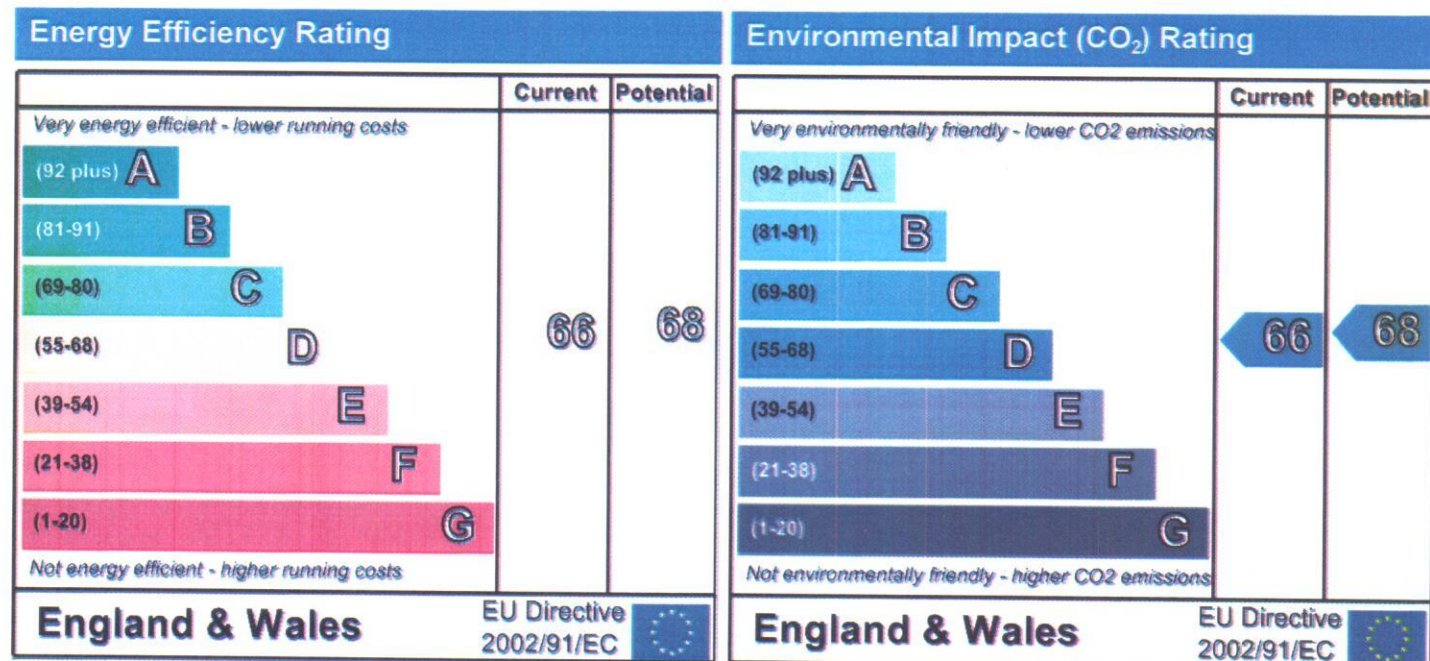
Energy Performance Certificate



Flat 3
23, Kingston Hill
KINGSTON UPON THAMES
KT2 7PW

Dwelling type: Mid-floor flat
Date of assessment: 05 January 2012
Date of certificate: 05 January 2012
Reference number: 8422-6929-6360-8195-4902
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	226 kWh/m ² per year	212 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.6 tonnes per year
Lighting	£57 per year	£38 per year
Heating	£481 per year	£466 per year
Hot water	£76 per year	£76 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.