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

PARK ROAD



RENTAL £1,250 per month + fees

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 **020 8549 3366**

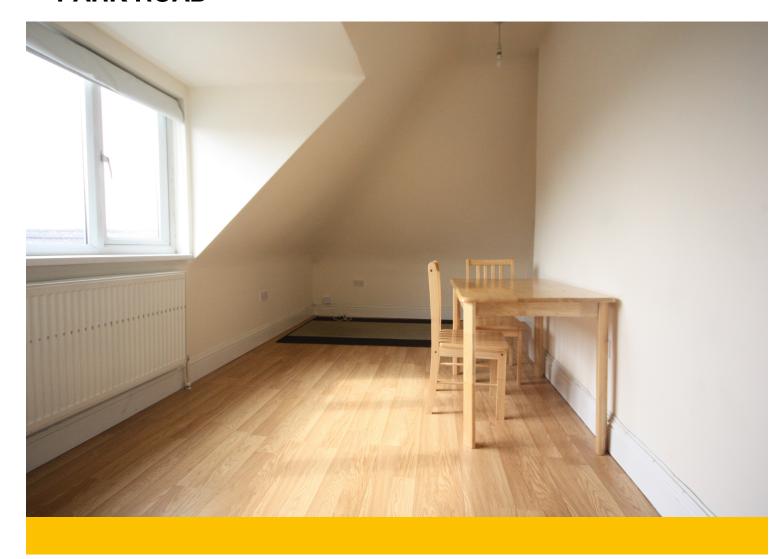
North Kingston **020 8549 7788**

mail@carringtonsproperty.com

www.carringtonsproperty.co.uk



PARK ROAD



Surrounded by charming local shops and restaurants, with local bus routes into the town centre and into London nearby, is this top-floor flat, finished to a good standard. This home features two good-sized bedrooms, a modern bathroom and open-plan kitchen which leads onto the reception room. The property is close to Norbiton Station and is a short distance from Richmond Park and Norbiton station. Ideal for professional sharers or students. Resident's Parking on Park Road. Available 6th April. Flexible on furnishings. (photos taken before current tenancy)









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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)		
(81-91) B (69-80) C	81	83
(55-68)		
(39-54)		
(21-38)		
(1-20) Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 emissions (92 plus)			
(81-91)	81	82	
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20) G Not environmentally friendly - higher CO2 emissions			
England & Wales	EU Direc 2002/91	2 2	

The environmental impact rating is a measure of this 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.