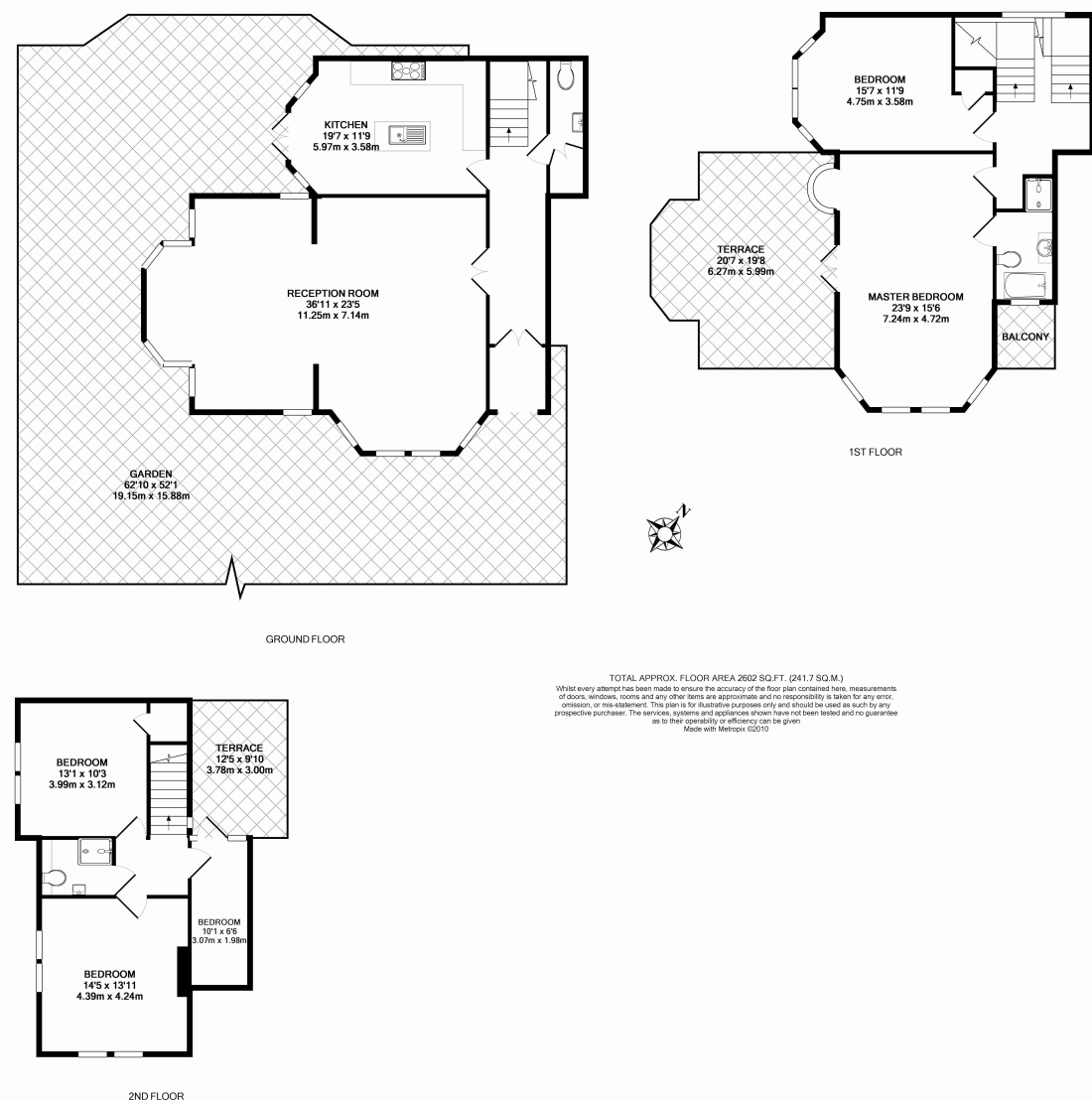


To find out more please call us on **020 8549 3366**

CEDAR CLOSE Kingston Vale



Guide Price of £1,999,999, Freehold

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.

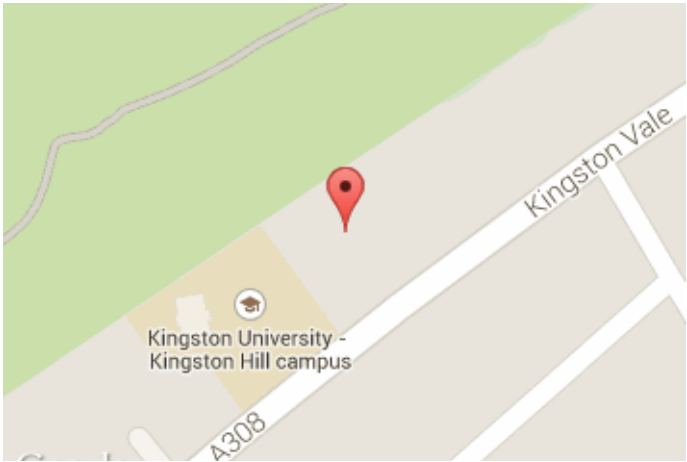


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CEDAR CLOSE Kingston Vale



On the slopes of Kingston Vale and in a cul-de-sac backing onto Richmond Park, is this magnificent, substantial & superbly appointed five-bedroom family home that has been painstakingly refurbished by a professional interior designer to an exceptional standard. Located moments from Wimbledon Common and within easy reach of the A3 for routes into Central London.

Arranged over three floors, this bright and spacious home has over 2,600 sq. ft. of living space, which includes large and bright reception rooms on the ground floor, with a modern designer kitchen opening out into a private garden. The first floor has two bedrooms including a breath-taking master suite with stunning ensuite bathroom and terrace. Stairs to the second floor open onto a landing, modern bathroom and three further bedrooms, one also with a roof terrace.

Energy Performance Certificate



Dorincourt
Kingston Vale
LONDON
SW15 3RN

Dwelling type: Semi-detached house
Date of assessment: 3 October 2008
Date of certificate: 14 October 2008
Reference number: 0878-4932-6290-5218-8064
Total floor area: 258 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	46	49
(21 - 38) F		
(1 - 20) G		
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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	41	42
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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	329 kWh/m ² per year	320 kWh/m ² per year
Carbon dioxide emissions	14 tonnes per year	14 tonnes per year
Lighting	£260 per year	£130 per year
Heating	£1655 per year	£1678 per year
Hot water	£151 per year	£151 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome