

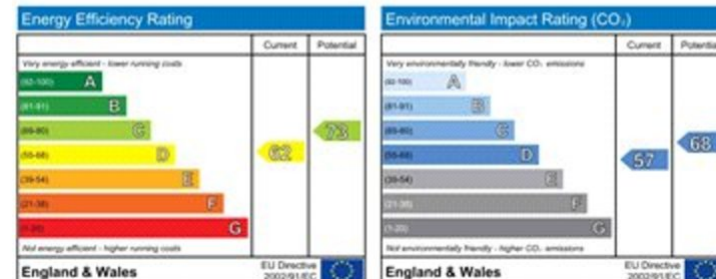
Energy Performance Certificate



7 Corscombe Close
KINGSTON UPON THAMES
Surrey
KT2 7JS

Dwelling type: Detached house
Date of assessment: 22 December 2007
Date of certificate: 24 December 2007
Reference number: 2128-5941-6192-4043-0090
Total floor area: 372 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 will 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	217 kWh/m² per year	159 kWh/m² per year
Carbon dioxide emissions	13 tonnes per year	9.9 tonnes per year
Lighting	£314 per year	£157 per year
Heating	£1345 per year	£1004 per year
Hot water	£158 per year	£158 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.

Remember to look for the energy saving recommended logo when buying energy efficient product. It's a quick and easy way to identify the most energy efficient products on the market. 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



7 Corscombe Close, Kingston Hill, Surrey

RENT £6,500 per month



+44 (0)20 8947 9393
COOMBERESIDENTIAL.COM
259 COOMBE LANE WIMBLEDON LONDON SW20 0RH





Corscombe Close, Kingston Hill, Surrey, KT2 7JS

Impressive 6 bed, 5 bath (4 en suite) detached house set behind electric gates in a private cul-de-sac. With interlinking reception rooms, family room, large study and conservatory leading to the rear garden. Excellent entertaining space. Carriage driveway and generous forecourt parking.

THE PROPERTY

ACCOMMODATION COMPRISES:

DOUBLE RECEPTION ROOM | DINING ROOM | FAMILY ROOM | LARGE STUDY | GUEST SHOWER ROOM | NEWLY FITTED KITCHEN/BREAKFAST ROOM | UTILITY ROOM | UPSTAIRS TO SIX BEDROOMS | FIVE BATHROOMS (FOUR EN SUITE)

AMENITIES INCLUDE:

GAS CENTRAL HEATING | DOUBLE GLAZING | WOOD FLOORS TO RECEPTION AREAS | DOUBLE GARAGE | CARRIAGE DRIVEWAY | GATED | DESIRABLE LOCATION

UNFURNISHED

AVAILABLE IMMEDIATELY

RENT £6,500 per month

“Tenants will be subject to the following charges:

Tenancy Agreement: £120.00

Tenancy Deposit Scheme Registration: £30.00

References per person: £42.00

Check IN fee: £80.00- £400.00 depending on size of property.”

NOTE No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors Sole Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.