

# MOUNTGRANGE HERITAGE



**Energy Performance Certificate**

Property: **Finborough Road**  
 EPC Ref: **SW10 5810**  
 Date of assessment: **22 February 2011**  
 Date of certificate: **22 February 2011**  
 Date of assessment: **22 February 2011**  
 Date of certificate: **22 February 2011**

This home's performance is rated in terms of energy use and environmental impact based on the energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current Rating	Potential Rating
A	B	C
D	E	F
G	H	I

Environmental Impact (CO <sub>2</sub> ) Rating	Current Rating	Potential Rating
A	B	C
D	E	F
G	H	I

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

Category	Current Rating	Potential Rating
Space heating	B	C
Water heating	C	D
Lighting	D	E
Electricity	E	F

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

Category	Current Rating	Potential Rating
Space heating	1.6 tonnes per year	1.2 tonnes per year
Water heating	1.2 tonnes per year	0.8 tonnes per year
Lighting	1.2 tonnes per year	0.8 tonnes per year
Electricity	1.2 tonnes per year	0.8 tonnes per year

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

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Electricity	1.2 tonnes per year	0.8 tonnes per year

## Finborough Road, SW10

£275 per week Fees May Apply

A modern perfectly formed studio located within walking distance of Earls Court or Fulham Broadway underground stations. This property has been recently refurbished to a high standard and boats a fitted kitchen area with appliances, fully tiled bathroom and large living space. The property comes inclusive of council tax and water. Available now.

0 Bedrooms | 1 Reception Room | 1 Bathroom  
Furnished

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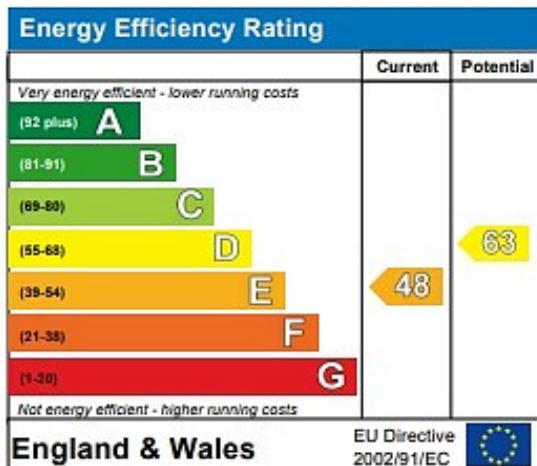
# Energy Performance Certificate



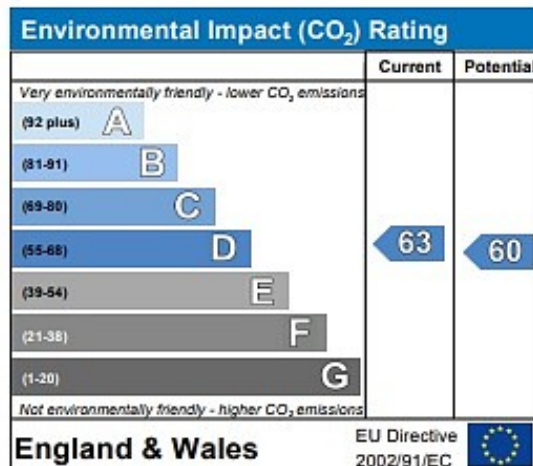
Flat , Finborough Road  
LONDON  
SW10 9EQ

Dwelling type: Mid-floor flat  
Date of assessment: 23 February 2011  
Date of certificate: 23 February 2011  
Reference number: 8500-3178-7429-6826-7293  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 21 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	576 kWh/m <sup>2</sup> per year	625 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.8 tonnes per year	1.9 tonnes per year
Lighting	£22 per year	£13 per year
Heating	£370 per year	£223 per year
Hot water	£122 per year	£139 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.

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 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.

## IMPORTANT NOTICE

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