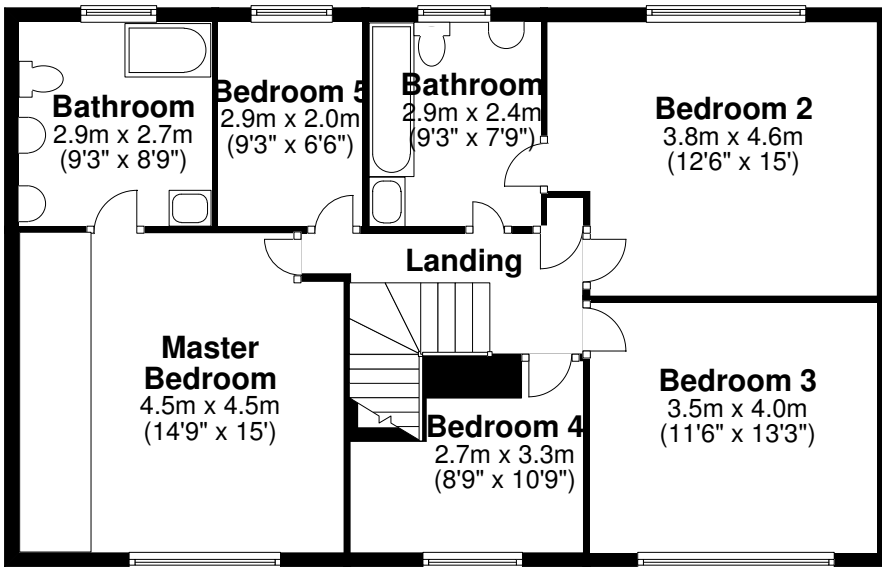


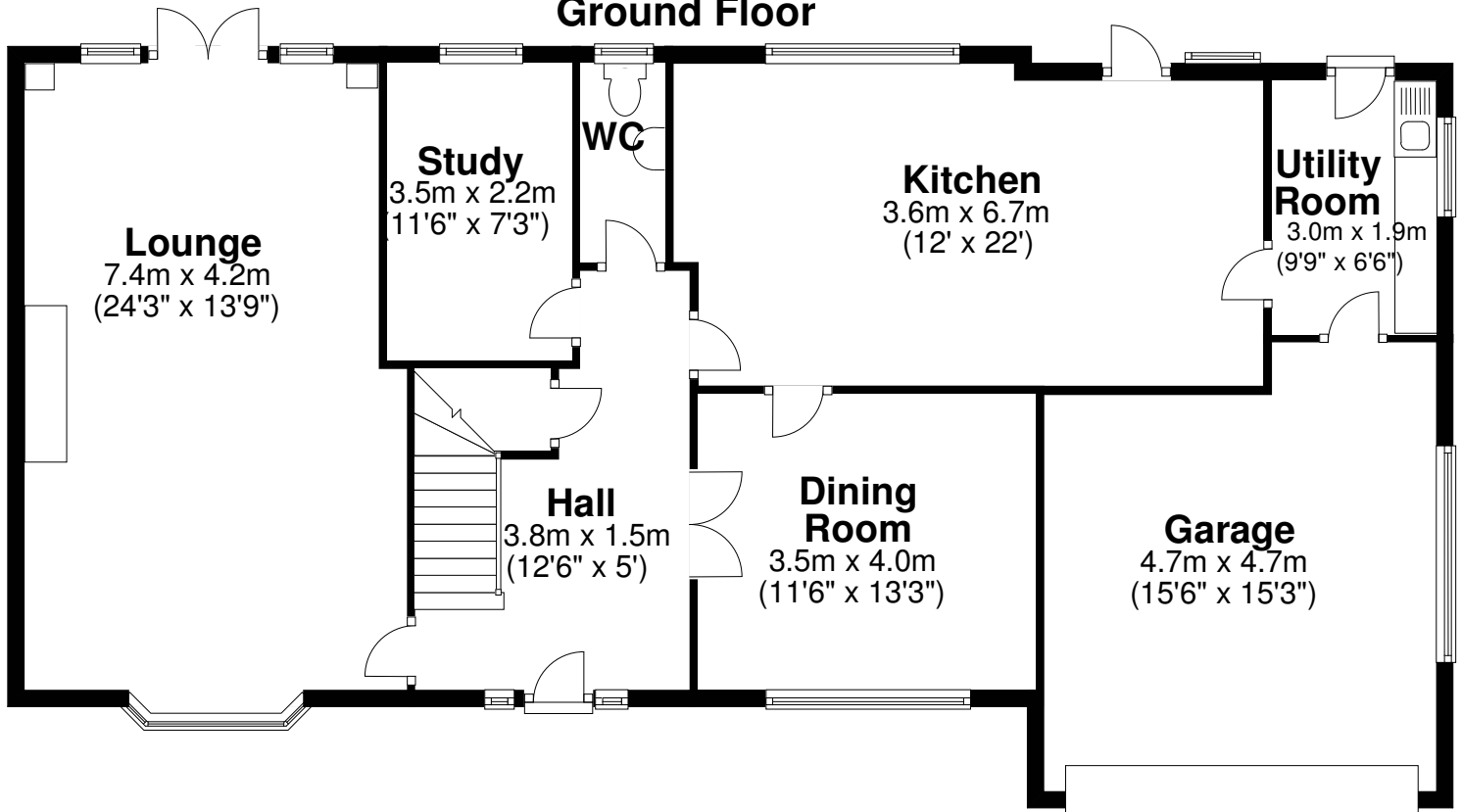
First Floor



Energy performance Certificate

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	69		71
48		51	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

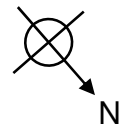
Ground Floor



This floorplan is for guidance, not drawn to scale. Measurements are to the nearest 0.1m. All dimensions should be checked before making any decisions based upon them. Measurements are taken through cupboards/wardrobes to the wall if possible.

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Ground floor area = 81.0sqm 866sqft
 First floor area = 142.0sqm 1,519sqft
 Total floor area = 223.0sqm 2,385sqft



Ref 66, Sunninghill, Berkshire, SL5 9BW.