

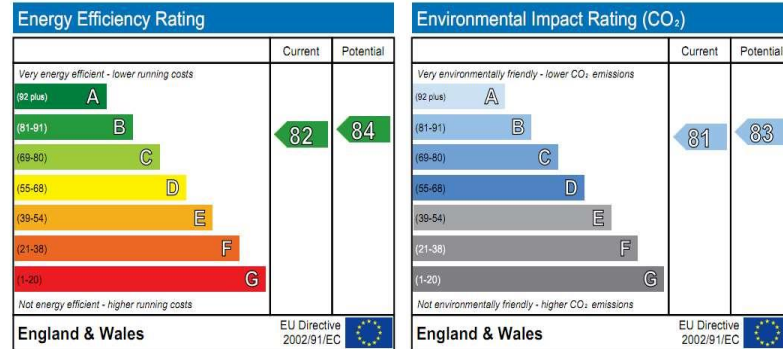
## Energy Performance Certificate



71 Tideslea Path  
LONDON  
SE28 0LZ

Dwelling type: Ground-floor flat  
Date of assessment: 09 October 2009  
Date of certificate: 09 October 2009  
Reference number: 9666-2881-6200-0501-8005  
Total floor area: 59 m<sup>2</sup>

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 (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	151 kWh/m <sup>2</sup> per year	137 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.5 tonnes per year	1.4 tonnes per year
Lighting	£40 per year	£33 per year
Heating	£238 per year	£220 per year
Hot water	£84 per year	£85 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.

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.  
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](http://www.energysavingtrust.org.uk/myhome)

*To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service*

# hi residential



18 Joyce Dawson Way, Thamesmead, London, SE28 8RA Tel No: 020 8312 4111 email: [sales@hi-residential.com](mailto:sales@hi-residential.com)



- Popular Riverside Development
- Rap Around Balcony
- Views of River Thames
- Gas Central Heating
- Double Glazing
- Allocated Parking Space

**Property Details**

- Entrance
- Entrance hallway
- Lounge
- Kitchen
- Bedroom
- Bathroom
- Parking



Hi Residential are please to offer this 1 bedroom apartment which is situated on a popular RIVERSIDE DEVELOPMENT in the area of West Thamesmead. The property comprises entrance hall, lounge, fitted kitchen, master bedroom with en suite shower room. Other benefits include gas central heating and double glazing. Outside there is a large balcony with great space for table and chairs and with views off the River Thames, there is also allocated parking. Early viewing recommended.

