



INVESTORS ONLY ! A huge ground floor 'mansion flat' being sold with tenant insitu paying £1,100pcm rent. This stunning property is minutes from both University and new Magna Square development. Offering immense character and charm, modern kitchen and bathroom, allocated parking ad secluded communal grounds. Being sold with new 189 year lease.

Hollywood House, Egham Hill, Egham, Surrey, TW20 0BD

FLOOR PLAN

Hollywood House, Kinburn Drive, Egham Hill, TW20

APPROX. GROSS INTERNAL FLOOR AREA 623 SQ FT 57.8 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

Flat 4 Hollywood Kinburn Drive Egham Hill EGHAM TW20 0BD	Energy rating E
Valid until 4 December 2029	Certificate number 8231-6722-6849-8145-5906

Property type	Ground-floor flat
Total floor area	58 square metres

Rules on letting this property

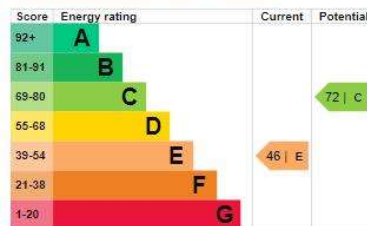
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

COUNCIL TAX BAND:

C – Runnymede Council