

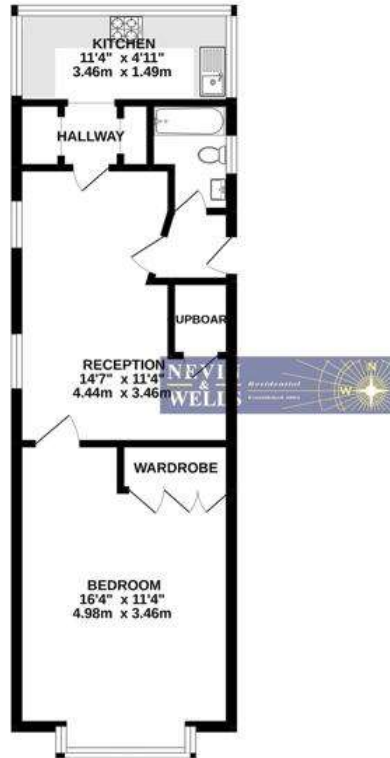


Situated in a stunning tree lined and private lane, yet still only a twelve minute walk to High Street and mainline station is this first floor, one bedroom apartment in a converted manor house. In addition there is parking, mature communal gardens. The property has been extensively renovated throughout offering sophisticated modern living.

AVAILABLE 2nd OCTOBER 2023 - FURNISHED

Kinburn Drive, Englefield Green, TW20 0BD

FLOORPLAN



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Midology ©2022

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

EPC

Flat 3 Hollywood Kinburn Drive Englefield Hill EGHAM TW20 0BD	Energy rating C
Valid until 7 January 2030	Certificate number 8210-8729-7820-9168-9206

Property type	Mid-floor flat
Total floor area	47 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C. 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