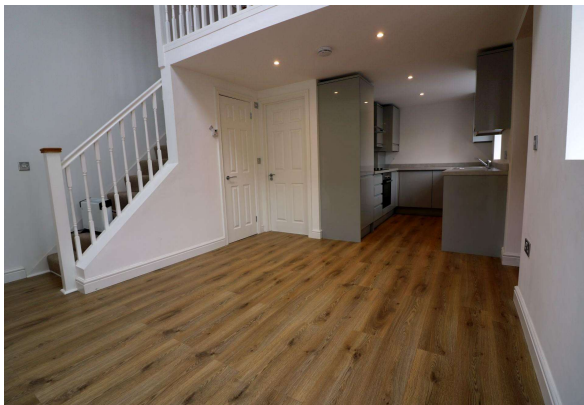




**New Road, Middlesex, TW18 3DH**

**£1,050 pcm Guide Price**



A converted split level maisonette finished to a high specification, within a ten minute walk of Staines upon Thames town centre. Each property offers a fully fitted kitchen which is open plan to the living area, fully fitted bathroom suite, under stairs storage, first floor mezzanine bedroom. There is use of a communal garden to the rear and parking on a first come basis.

**AVAILABLE 22ND JANUARY 2024 - UNFURNISHED**

# New Road, Staines Upon Thames, Middlesex, TW18 3DH

## EPC

### Energy Performance Certificate



**Flat 3, The Old Mission Hall, 18 New Road, STAINES-UPON-THAMES, TW18 3DH**

**Dwelling type:** End-terrace house      **Reference number:** 8101-2585-0839-5107-3683  
**Date of assessment:** 08 June 2018      **Type of assessment:** SAP, new dwelling  
**Date of certificate:** 08 June 2018      **Total floor area:** 40 m<sup>2</sup>

**Use this document to:**

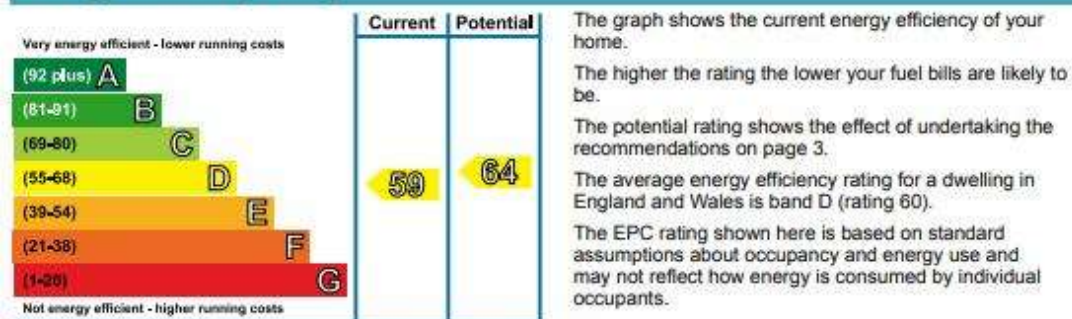
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,385</b>
<b>Over 3 years you could save</b>	<b>£ 291</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 1,794 over 3 years	£ 1,794 over 3 years	
Hot Water	£ 480 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,385</b>	<b>£ 2,094</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 291