

Energy Performance Certificate HM Government

William Morris Way, LONDON, SW6

Dwelling type: Mid-floor flat
 Date of assessment: 23 July 2013
 Date of certificate: 23 July 2013
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 73 m²

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

Estimated energy costs of dwelling for 3 years: £ 1,305
Over 3 years you could save: £ 114

Estimated energy costs of this home

Category	Current costs	Potential costs
Lighting	£ 282 over 3 years	£ 147 over 3 years
Heating	£ 651 over 3 years	£ 672 over 3 years
Hot Water	£ 372 over 3 years	£ 372 over 3 years
Totals	£ 1,305	£ 1,191

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

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

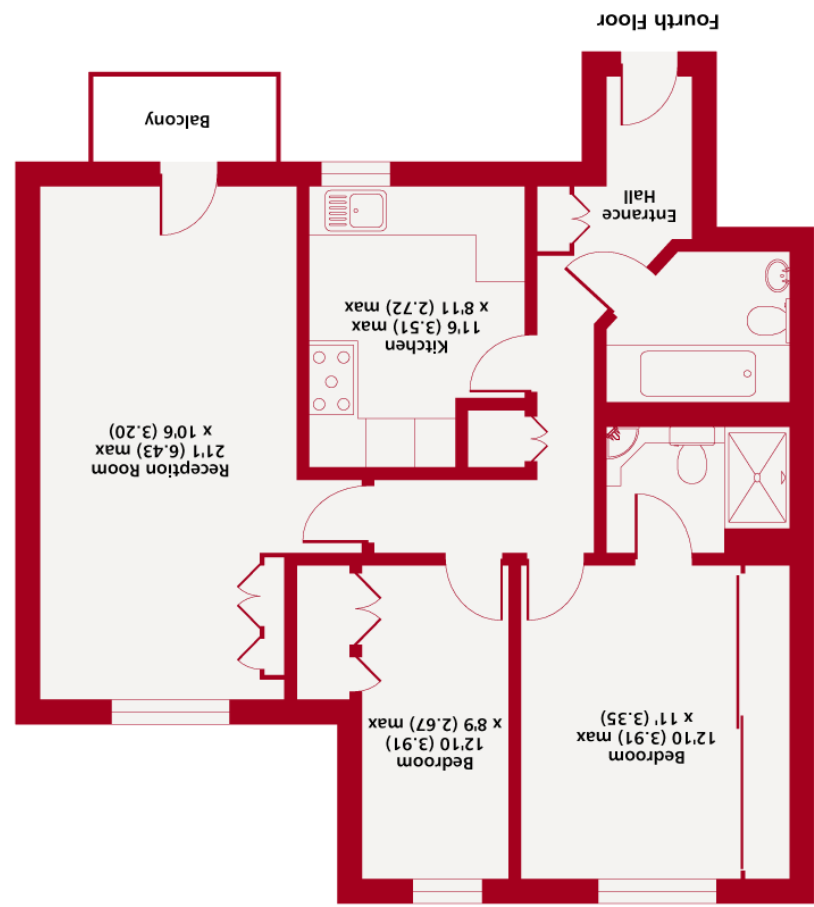
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£70	£ 114	Available with Green Deal

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

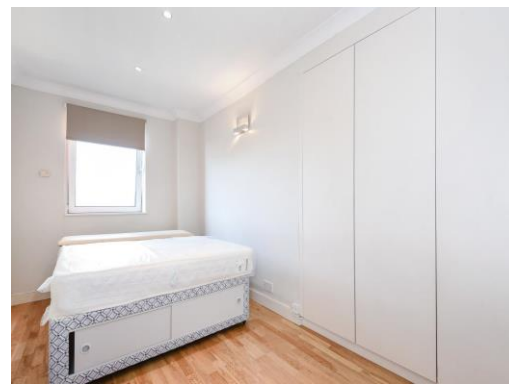
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William Morris Way SW6
 Gross Internal Floor Area 777 sqft 72.2 sqm
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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 gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.



William Morris Way, Fulham, SW6



**William Morris Way,
Fulham, SW6**

£700,000

Leasehold

The property is located in the Sands End area between the River Thames and New Kings Road, boasting the exclusive Harbour Club and amenities on Wandsworth Bridge Road and Fulham Broadway. Imperial Wharf station is also a stones throw away.

- Two double bedrooms
- En suite master bedroom
- 777 sq foot
- No chain
- River views
- Private balcony
- Imperial Wharf station
- EPC rating C

An amazing two bedroom flat for sale with views overlooking the River Thames, offered to the market chain free and featuring 777 sq foot of living space and a private balcony.

For more information or to arrange a viewing please contact:

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