



Asking Price £500,000  
Hounslow, TW4

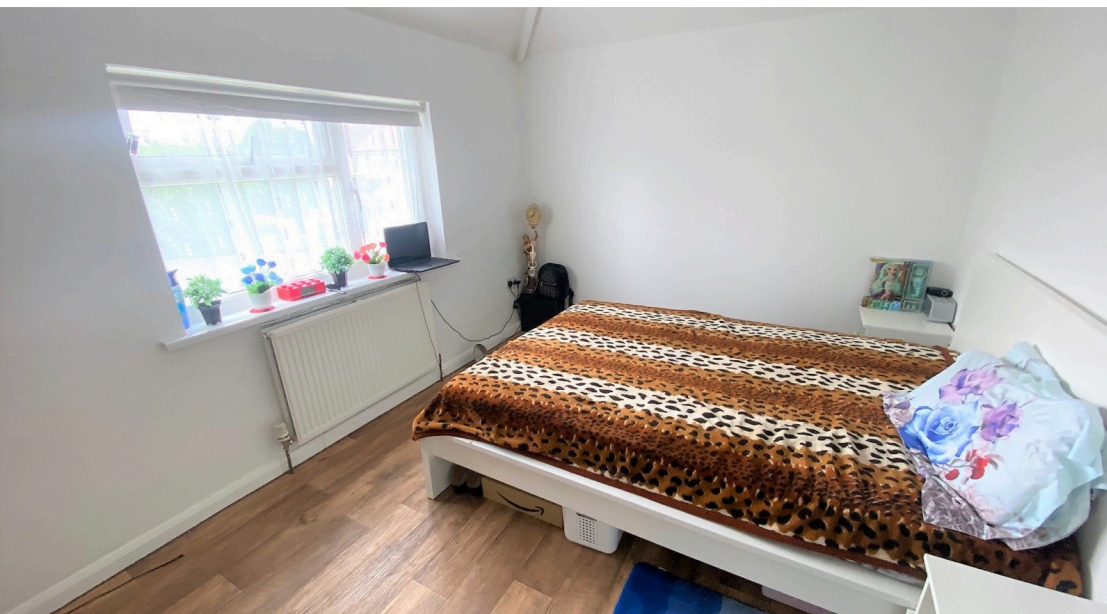


 **3**  
Bedrooms

 **2**  
Bathrooms

7 Parklands Parade Bath Road, Hounslow, TW5 9AX |  
info@lmark.co.uk

02085772777



**CORNER PROPERTY!** This fantastic three bedroom semi detached property occupies a fantastic corner position offering much room for expansion. Offered in great condition throughout the property comprises spacious reception room, kitchen/diner, ground floor bathroom, three bedrooms and a family bathroom.

Externally, the property offers side/rear gardens and a large front garden with ample parking for multiple cars. The property offers much opportunity for expansion stpp. **VIEWINGS HIGHLY ADVISED!**

Hounslow boasts a multitude of qualities which make it an appealing destination for commuters and families alike. Its fantastic travel connections and thriving corporate district make Hounslow increasingly appealing for young professionals, especially as various major headquarters, such as the distinguished financial company GE and pharmaceutical giant GlaxoSmithKline are based here. Families and first-time buyers are allured by the district's regeneration improvements, including the high street's major renovation scheme which started in 2013 and is due to continue with further plans that will enhance the area. In addition, the phenomenal green space of Hounslow Heath is one of the town's most pleasant assets which is ideal for allowing families to enjoy the great outdoors together. Also within the vicinity there are a number of places of worship and reputable schools.

The property is within close proximity to Underground and mainline connections, allowing quick and convenient access into the heart of the capital. Hounslow West station in Zone 4 is offers Piccadilly line services. Hounslow will also be close to Crossrail connections when it is introduced into the neighbouring area of Hayes at Hayes & Harlington station.



# Energy performance certificate (EPC)

1 Charter Crescent  
HOUNSLOW  
TW4 6AY

Energy rating

D

Valid until: 3 July 2032

Certificate number: 6500-5447-2322-8104-1323

Property type

Semi-detached house

Total floor area

68 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 232 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

### Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

An average household produces 6 tonnes of CO<sub>2</sub>

---

This property produces 2.8 tonnes of CO<sub>2</sub>

---

This property's potential production 0.6 tonnes of CO<sub>2</sub>

---

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

---

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (66) to B (90).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£152
2. Floor insulation (solid floor)	£4,000 - £6,000	£29
3. Solar water heating	£4,000 - £6,000	£26
4. Solar photovoltaic panels	£3,500 - £5,500	£356

### Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

### Estimated energy use and potential savings

Estimated yearly energy cost for this property £613

Potential saving £207

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk) (<https://www.simpleenergyadvice.org.uk>).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
-----------------	-----------------------

Space heating	8464 kWh per year
---------------	-------------------

Water heating	1978 kWh per year
---------------	-------------------

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Solid wall insulation	3769 kWh per year
-----------------------	-------------------

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Pushpinder Khabra
Telephone	07881951022
Email	<a href="mailto:pskhabra@hotmail.com">pskhabra@hotmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO031835
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	4 July 2022
Date of certificate	4 July 2022
Type of assessment	<a href="#">RdSAP</a>

---