

# 26 Gilston Road

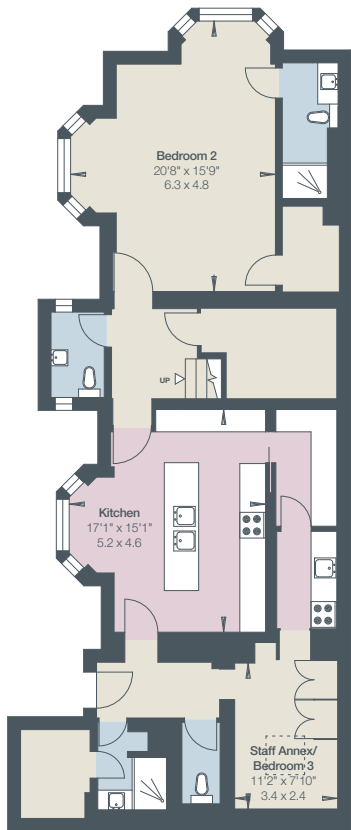
London SW10



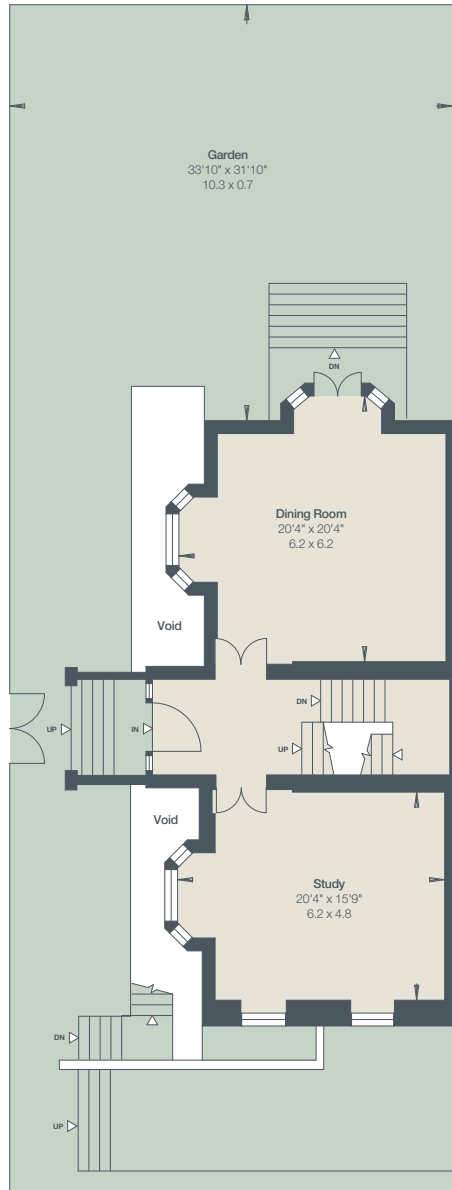
equilibrium  
london

# Existing plan

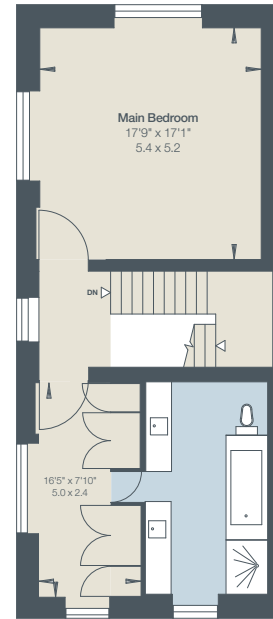
Approximate Gross Internal Area  
3,705 sq ft / 344 sq m



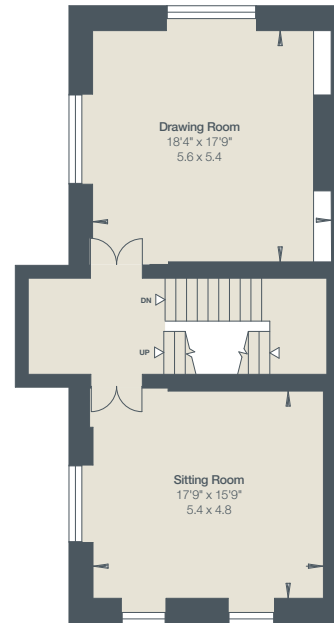
Lower Ground Floor



Ground Floor



Second Floor



First Floor



# Terms

Tenure: Freehold  
 Local Authority: The Royal Borough of Kensington and Chelsea  
 Price: On application  
 Further information: [equilibriumlondon.com](http://equilibriumlondon.com)

## Energy Performance Certificate



26, Gilston Road  
 LONDON SW10 9SS  
 Dwelling type: End-terrace house  
 Date of assessment: 05 May 2009  
 Date of certificate: 06 May 2009  
 Reference number: 0962-2815-6754-0501-1541  
 Total floor area: 330 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	
Current	Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	28
(1-20) <b>G</b>	38

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	34
(1-20) <b>G</b>	44

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	446 kWh/m <sup>2</sup> per year	362 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	21 tonnes per year	17 tonnes per year
Lighting	£356 per year	£178 per year
Heating	£3300 per year	£2806 per year
Hot water	£261 per year	£187 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

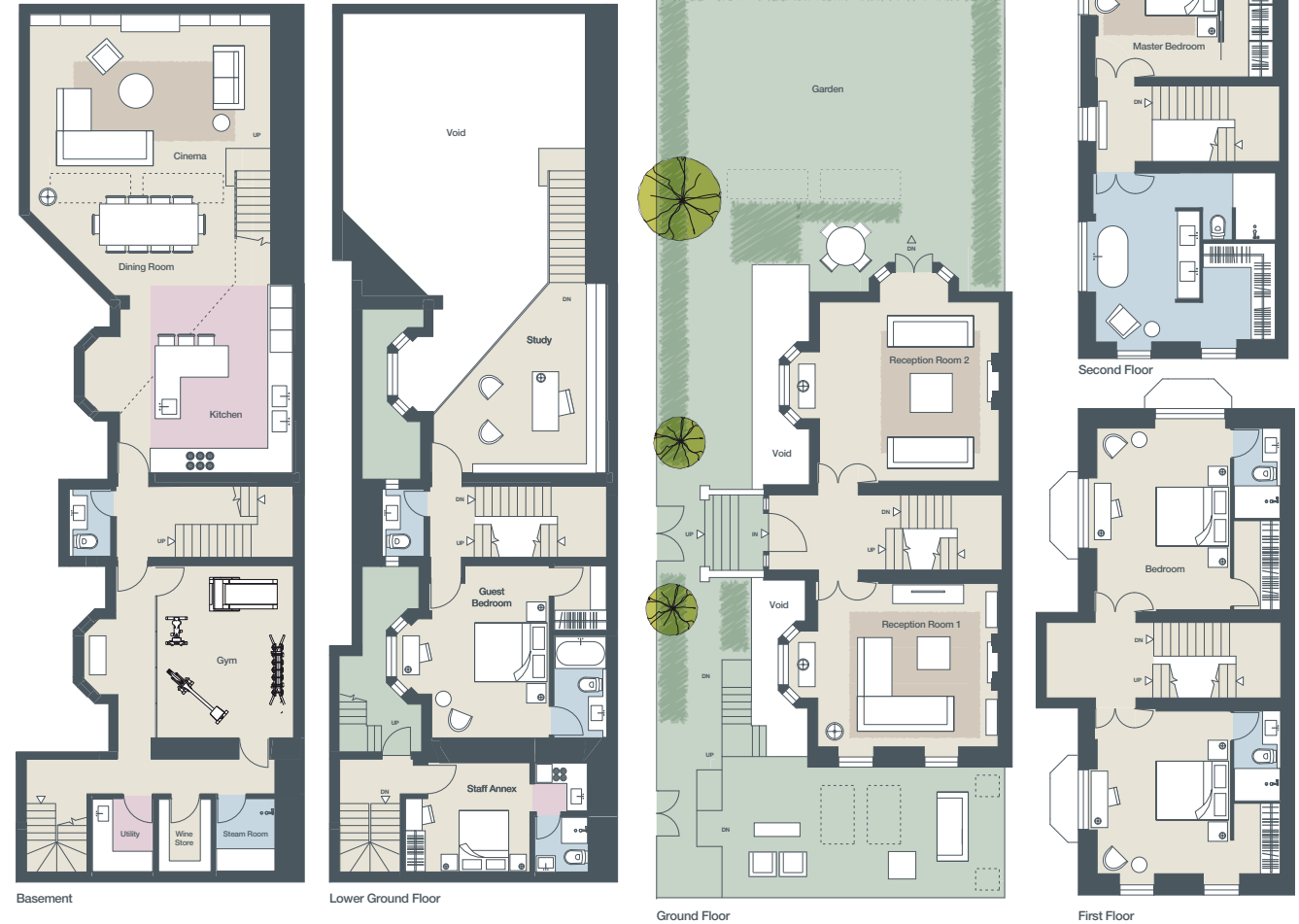
To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
 For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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# Proposed plan

Approximate Gross Internal Area  
 5,280 sq ft / 490.52 sq m  
 not including void



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