













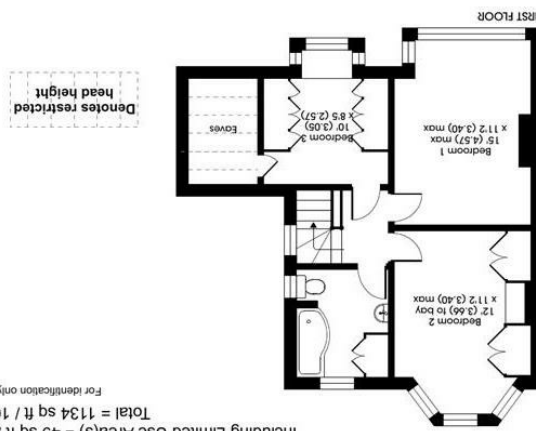
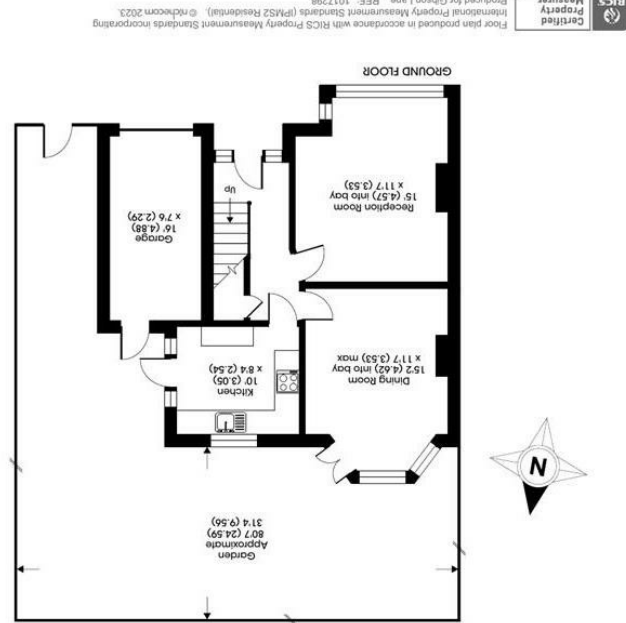


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

| Energy Efficiency Rating  | Environmental Impact (CO <sub>2</sub> ) Rating  |
|---|---|
| <br>87-95%<br>Very good<br>(100% CO <sub>2</sub> reduction)  | <br>100% CO <sub>2</sub> reduction |
| <br>79-86%<br>Good<br>(90% CO <sub>2</sub> reduction)        | <br>90% CO <sub>2</sub> reduction  |
| <br>69-78%<br>Fair<br>(75% CO <sub>2</sub> reduction)        | <br>75% CO <sub>2</sub> reduction  |
| <br>55-68%<br>Fairly poor<br>(60% CO <sub>2</sub> reduction) | <br>60% CO <sub>2</sub> reduction  |
| <br>49-54%<br>Poor<br>(50% CO <sub>2</sub> reduction)        | <br>50% CO <sub>2</sub> reduction  |
| <br>39-48%<br>Poor<br>(35% CO <sub>2</sub> reduction)        | <br>35% CO <sub>2</sub> reduction  |
| <br>31-38%<br>Very poor<br>(20% CO <sub>2</sub> reduction)   | <br>20% CO <sub>2</sub> reduction  |



Approximate Area = 1085 sq ft / 100.7 sq m (excludes garage)  
 Including Limited Use Area(s) = 49 sq ft / 4.5 sq m  
 Total = 1134 sq ft / 105.3 sq m  
 For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





Revell Road  
 Kingston Upon Thames KT1 3SL

