



### Energy Performance Certificate

28, Marathon Way, LONDON, SE28 0JH  
 Dwelling type: Ground-floor flat  
 Date of assessment: 20 September 2018  
 Date of certificate: 20 September 2018  
 Reference number: 8898-6221-4420-5630-0922  
 Type of assessment: RdSAP, existing dwelling  
 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

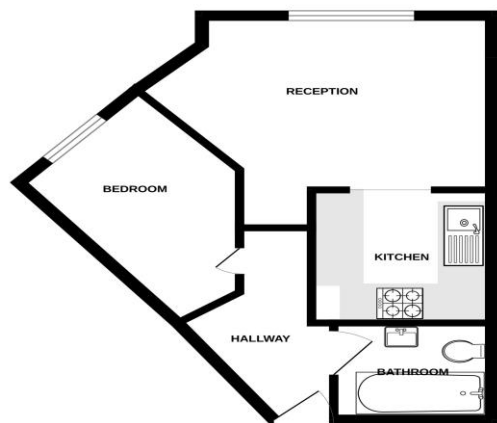
Estimated energy costs of dwelling for 3 years:	£ 1,563
Over 3 years you could save:	£ 453

Lighting	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 108 over 3 years	£ 54
Heating	£ 1,002 over 3 years	£ 603 over 3 years	£ 399
Hot Water	£ 399 over 3 years	£ 399 over 3 years	£ 0
<b>Totals</b>	<b>£ 1,563</b>	<b>£ 1,110</b>	<b>£ 453</b>



Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 237
2 Low energy lighting for all fixed outlets	£15	£ 42
3 High heat retention storage heaters	£1,200 - £1,800	£ 174

GROUND FLOOR  
 339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 339 sq.ft. (31.5 sq.m.) approx.

*To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service*

24 Plumstead Common Road, SE18 3TN  
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## Marathon Way, West Thamesmead, SE28 0JH

### Price £230,000 Leasehold



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## Property Details

- Entrance Hall
- Lounge 13' 6" x 11' 1" (4.12m x 3.38m)
- Kitchen 7' 7" x 5' 11" (2.30m x 1.80m)
- Bedroom 1 9' 7" x 9' 4" (2.92m x 2.84m)
- Bathroom 6' 7" x 5' 7" (2m x 1.7m)

Explore the comfort and modern convenience of this recently refurbished ground-floor apartment, perfectly situated in the popular area of West Thamesmead. This appealing property is immediately available, offering a seamless move-in experience for its new residents. The apartment presents a well-designed living space that includes a lounge, seamlessly opening to a contemporary kitchen, equipped with modern amenities and stylish fixtures. This open-plan arrangement maximizes the space, providing a perfect area for relaxing and entertaining. The double bedroom offers a comfortable, private retreat, ideal for rest after a busy day. Enhancing the appeal of the apartment is a brand new contemporary bathroom, featuring top-of-the-line fittings and a clean, modern aesthetic. Additional features include an allocated parking space, adding convenience and value to this attractive residence. The ground floor location ensures easy access, making it ideal for a variety of residents, including those looking for a home without the challenge of stairs. This apartment is a fantastic choice for individuals or couples seeking a stylish, ready-to-move-into home in a sought-after neighborhood. Its proximity to local amenities and public transport options further enhances its desirability. Don't miss out on the opportunity to make this beautifully updated apartment your new home. Early viewing is highly recommended to fully appreciate the quality and location of this exceptional property.

