



CLARE HUGHES POWERED BY exp TM UK

@ clare.hughes@exp.uk.com

clarehughes.exp.uk.com

07958 031 122

Frances Wharf, London, E14 7FP

£2,200PCM (Deposit: £2,538)

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Tax Band: D Furnished: Furnished

Bright two double bedroom second floor apartment with large open plan living space with private balcony overlooking the canal.

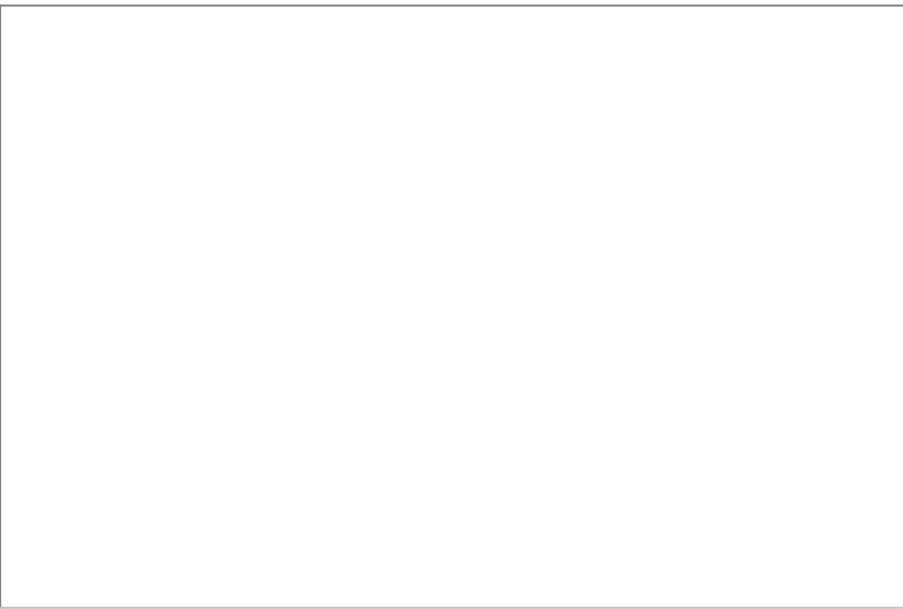
Contemporary kitchen with a range of units and integrated appliances including fridge freezer, dishwasher & washing machine. Stylish bathroom with white suite and shower over bath.

Easy access Canary Wharf and The City via numerous train and bus links.

Available now. Furnished.

Ref CH0114





28/08/2024, 15:18

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Flat 204 Trepley House 11 Trepley Wharf LONDON E14 7EP	Energy rating D	Valid until: 22 June 2032 Certificate number: 5602-2628-0800-0452-1222
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Property type: Mid-floor flat
Total floor area: 71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).
<https://www.gov.uk/guidance/energy-efficiency-standards-for-private-rented-properties>

Energy rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
95+	A		
85-94	B		
69-84	C		
55-68	D	41-55	69-84
39-54	E		
21-38	F		
1-15	G		

<https://find-energy-certificates.service.gov.uk/energy-certificate/5602-2628-0800-0452-1222?view=flat>

1/4

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