



Offers in the region of £799,950

TENURE : FREEHOLD

St Pauls Close, Hounslow

Bedrooms : 5

Bathrooms : 1

Reception Rooms : 1

Garage

Side Access

WC

NOBLEDOM

112 High street, Hounslow, TW3 1NA

office@nobledom.co.uk | 020 36337133

Website: <https://www.nobledom.co.uk/>



NobleDom are pleased to present this five-bedroom semi-detached family home, offering good-sized living space over three floors.

The ground floor has a bright open-plan kitchen and dining area, along with an open-plan living room and a downstairs WC. The first floor has four bedrooms and a family bathroom. The second floor has a good-sized fifth bedroom, which could also be used as a home office or guest room.

The property also benefits from a large front driveway with space for several cars, a detached garage, side access to the property, and a private rear garden.

Location:

The property is ideally located just a 6-minute walk from Hounslow West Underground Station, providing easy access to the Piccadilly Line and convenient connections to Central London and Heathrow Airport.

There are a range of local shops, restaurants, supermarkets and other everyday amenities nearby. The area is also well served by local bus routes, while the A4 and M4 are easily accessible.

Families will also benefit from a good choice of primary and secondary schools in the local area.

Total Floor Area: approx. 148 sq m

Council Tax Band: E (London Borough of Hounslow)

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Energy performance certificate (EPC)

1 St. Pauls Close HOUNSLOW TW3 3DE	Energy rating C	Valid until:	15 September 2031
		Certificate number:	9239-2621-9000-0956-9296

Property type	Semi-detached house
Total floor area	148 square metres

Rules on letting this property

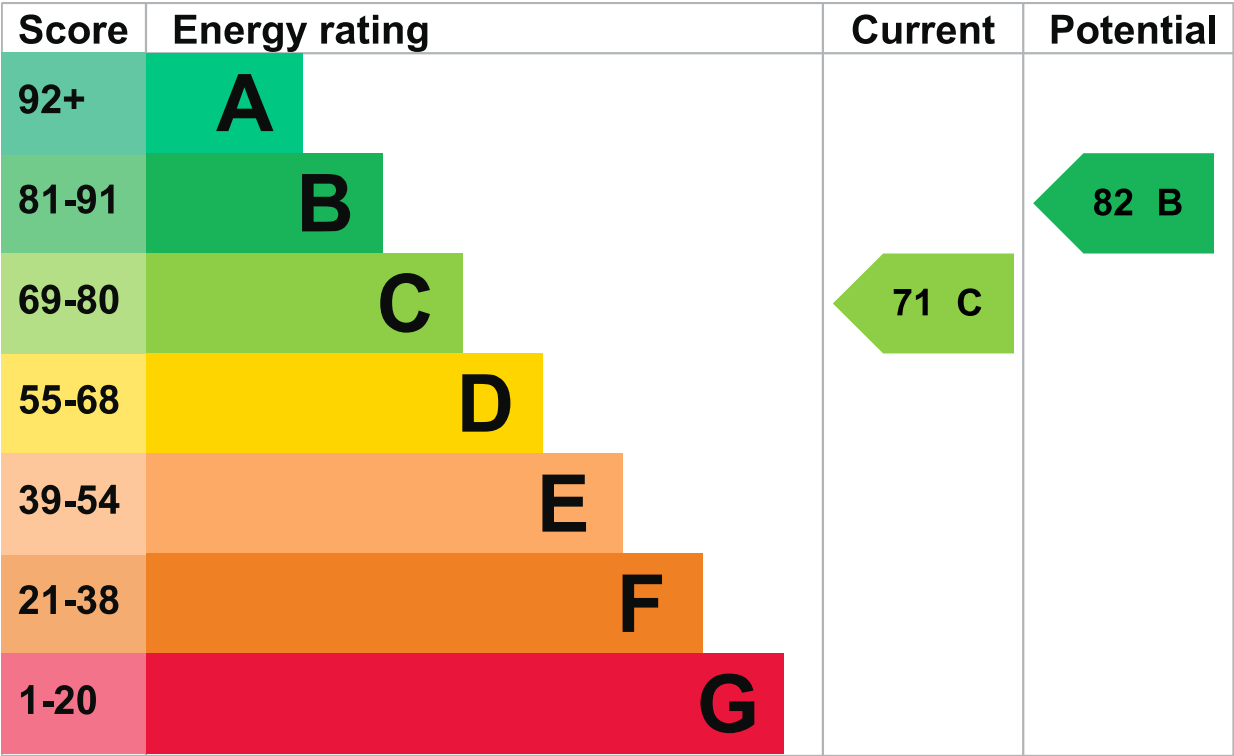
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is C. It has the potential to be B.

[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

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average

Feature	Description	Rating
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
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	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 162 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£894 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £125 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 14,068 kWh per year for heating
- 2,023 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
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This property produces	4.2 tonnes of CO ₂
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This property's potential production	2.6 tonnes of CO ₂
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You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £89

Potential rating after completing step 1

74 C

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £36

Potential rating after completing steps 1 and 2

75 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £349

Potential rating after completing steps 1 to 3

82 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Sadat Sayed
Telephone	0845 0945 192
Email	epcquery@vibrantenergymatters.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010288
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhcdg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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