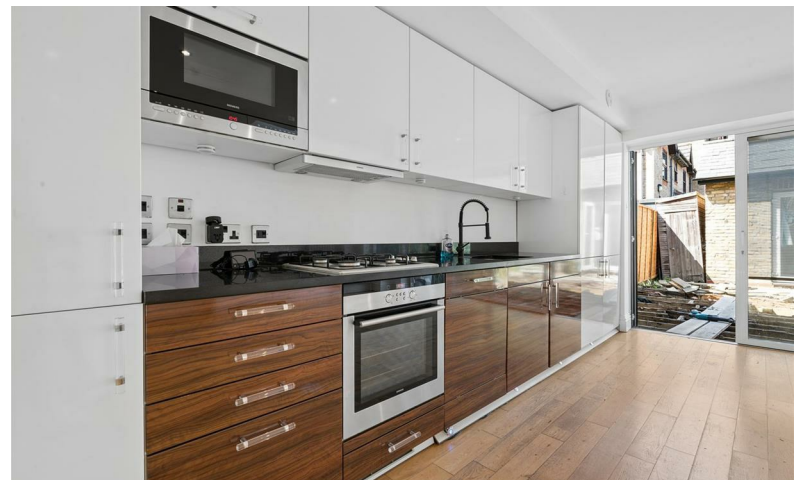


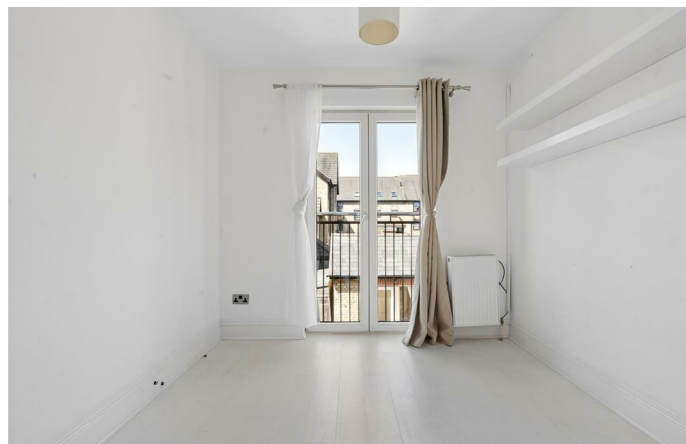
C. JAMES & Co.

SALES AND LETTINGS AGENTS



£4,000 Per Month

145 Russell Road, Wimbledon, London, SW19 1LN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 