




131 CLIFTON ROAD, KINGSTON UPON THAMES, LONDON KT2 6PL

OFFERS IN EXCESS OF £1,200,000 FREEHOLD

Four bedroom, three bathroom Victorian house finished to a very high standard. Contemporary living and dining space, immaculate kitchen, snug, utility room and garden room for use as a studio or play room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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