

# PHILIP WOOLLER

## LET



FURBER STREET W6 • BRACKENBURY VILLAGE  
£670 PW / £2903 PCM



- 3 double bedrooms
- 2 Bathrooms (1 en suite)
- Separate WC
- Double reception room
- Dining room/study
- Kitchen
- South facing walled garden
- Close to Ravenscourt Park
- Within good school catchments

Type  
Terraced period house

Gross internal floor area  
1356 sq ft / 126 sq m approx.

Nearest stations  
Ravenscourt Park (District Line)  
Hammersmith Broadway

Council Tax Band  
F

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### Furber Street, W6

Approximate Gross Internal Area 126 sq m / 1356 sq ft



Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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**Energy Performance Certificate**

6, Furber Street  
LONDON  
W6 0HE

Dwelling type: Mid-terrace house  
Date of assessment: 26 October 2011  
Date of certificate: 26 October 2011  
Reference number: 9116-2016-6606-9229-3781  
Type of assessment: RDSA\*, existing dwelling  
Total floor area: 123 m<sup>2</sup>

This home's performance is rated in terms of the energy use, per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Very energy efficient - lower running costs  
Very energy inefficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	389 kWh/m <sup>2</sup> per year	324 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.8 tonnes per year	7.7 tonnes per year
Lighting	£110 per year	£57 per year
Heating	£1405 per year	£1275 per year
Hot water	£140 per year	£125 per year

You could save up to £197 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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