

PHILIP WOOLLER

LET AGREED



ST ELMO ROAD W12 • WENDELL PARK
£299 PW / £1296 PCM



- Double bedroom with large wardrobes
- Refitted bathroom
- 16'5 reception room with fireplace
- Eat-in kitchen
- Light, split level space
- Ground floor entrance
- Close to Askew Road's shops and transport

Type
First floor flat

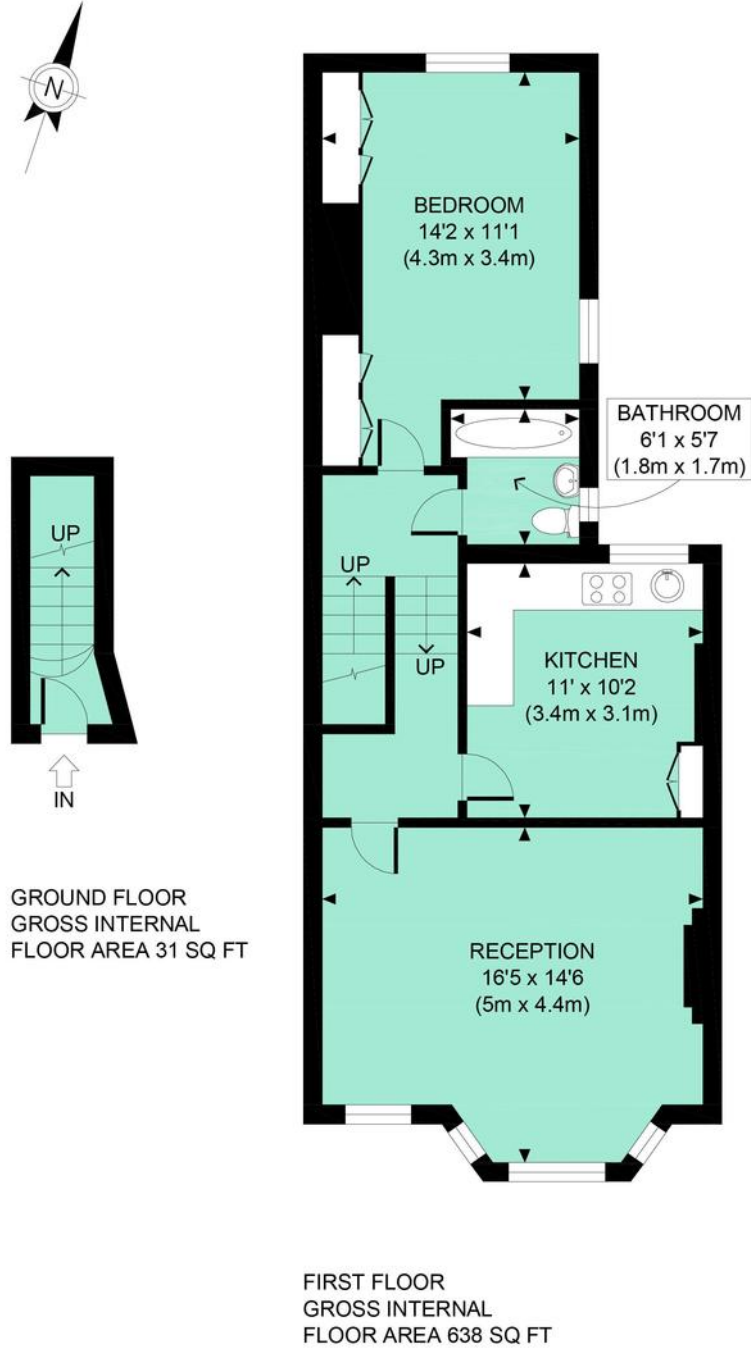
Gross internal floor area
669 sq ft / 62 sq m approx.

Nearest stations
Ravenscourt Park and Stamford Brook
(District Line)

Council Tax Band
C

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APPROX. GROSS INTERNAL FLOOR AREA 669 SQ FT / 62 SQM

Ref: PW

Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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Energy Performance Certificate

20, St. Elnor Road, LONDON, W12 9EA

Dwelling type: Top-floor flat	Reference number: 0575-2855-6794-9097-1601
Date of assessment: 17 January 2015	Type of assessment: RdSAP: existing Dwelling
Date of certificate: 17 January 2015	Total floor area: 62 m ²

Use this document for:

- * Compare current ratings of properties to see which properties are more energy efficient
- * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,178
Over 3 years you could save	£ 1,005

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 194 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 1,005 over 3 years </div>
Heating	£ 1,695 over 3 years	£ 622 over 3 years	
Hot Water	£ 258 over 3 years	£ 237 over 3 years	
Totals	£ 2,178	£ 1,573	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and coolers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 105	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 492	✔
3 Draught proofing	£80 - £120	£ 48	✔

See page 3 for a full list of recommendations for this property.

The EPC also shows about the recommended measures and other actions you could take today to save money. Visit www.direct.gov.uk/saving-energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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