

# PHILIP WOOLLER

## LET AGREED



BECKLOW ROAD W12 • WENDELL PARK  
£323 PW / £1400 PCM



- 2 double bedrooms
- Shower room
- Reception room with vaulted ceiling
- Refitted kitchen open plan
- Integrated appliances
- Laundry cupboard
- Close to parks and Askew Road shops
- EPC - D

Type  
Split level first floor flat

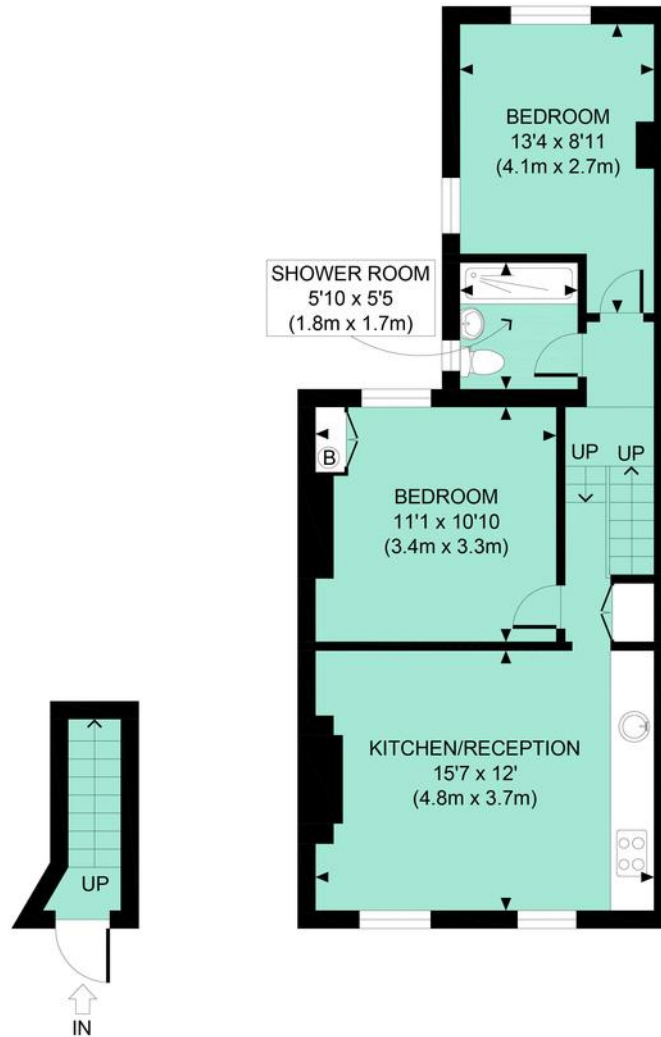
Gross internal floor area  
543 sq ft / 50 sq m approx.

Nearest stations  
Ravenscourt park and Stamford Brook  
(District Line)

Council Tax Band  
C

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 23 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 520 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 543 SQ FT / 50 SQM

Ref:

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**

96b Becklow Road  
LONDON  
W12 9JU

Dwelling type: Top-floor flat  
Date of assessment: 26 October 2011  
Date of certificate: 27 October 2011  
Reference number: 9698-2929-6192-9829-0741  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 49 m<sup>2</sup>

This home's performance is rated in terms of 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**

Current: E (71) | Potential: B (71)

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

Current: D (71) | Potential: C (76)

**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.

	Current	Potential
Energy use	223 kWh/m <sup>2</sup> per year	200 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.1 tonnes per year	1.9 tonnes per year
Lighting	£55 per year	£28 per year
Heating	£363 per year	£346 per year
Hot water	£55 per year	£55 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 raising 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 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.

Page 1 of 3

### IMPORTANT NOTICE

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2. Photos etc: The photographs show

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