

# PHILIP WOOLLER

## LET AGREED



COBBOLD ROAD W12 • ASKEW ROAD AREA  
£350 PW / £1516 PCM



- 1 / 2 double bedrooms
- Bathroom
- Kitchen / dining / reception room
- Reception room / bedroom 2
- Paved garden
- Storage
- Recently redecorated
- Adaptable space

Type  
Ground floor garden flat

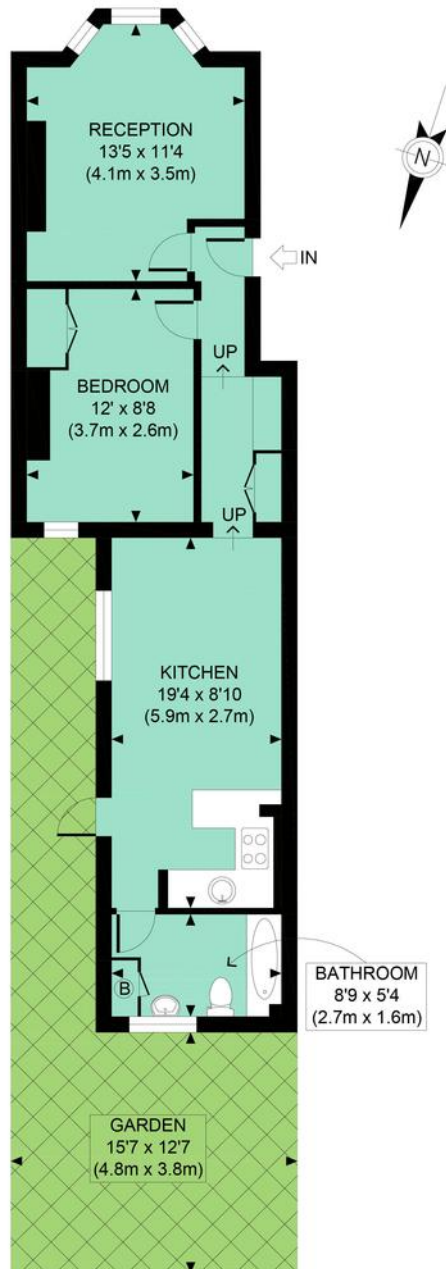
Gross internal floor area  
523 sq ft / 49 sq m approx.

Nearest stations  
Ravenscourt Park and Stamford Brook  
(District Line)

Council Tax Band  
D

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 523 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 523 SQ FT / 49 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

**52a Cobbold Road, LONDON, W12 9LW**

Dwelling type: Ground-floor flat	Reference number: 6117-7821-1600-4347-8992
Date of assessment: 13 September 2013	Type of assessment: RdSAP: existing Dwelling
Date of certificate: 21 September 2013	Total floor area: 51 m <sup>2</sup>

Use this document to:

- \* 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,869</b>
<b>Over 3 years you could save:</b>	<b>£ 793</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 95 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; border: 1px solid white; display: inline-block;">                     You could save £ 763 over 3 years                 </div>
Heating	£ 1,422 over 3 years	£ 795 over 3 years	
Hot Water	£ 282 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 1,869</b>	<b>£ 1,086</b>	

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 60).

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 Internal or external wall insulation	£4,000 - £14,000	£ 246	✔
2 Floor insulation	£200 - £1,200	£ 150	✔
3 Low energy lighting for all fixed outlets	£20	£ 76	✔

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

To find out more about the recommended measure and other actions you could take today to save money, visit [www.direct.gov.uk/ksavingenergy](http://www.direct.gov.uk/ksavingenergy) or call 0309 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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