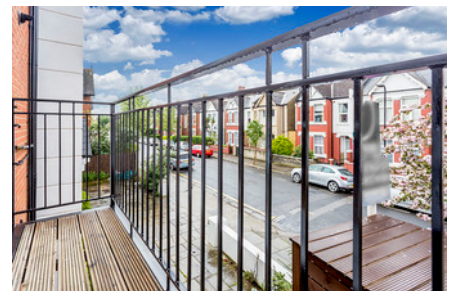


PHILIP WOOLLER

LET AGREED



DAVIS ROAD W3 • ASKEW ROAD AREA
£345 PW / £1495 PCM



- 2 double bedrooms
- Both with built-in wardrobes
- Bathroom
- Reception room
- Kitchen area open plan
- Balcony
- First come - first served residents private parking space
- Close to Askew Road shops and transport

Type
Spacious purpose built first floor flat

Gross internal floor area
710 sq ft / 66 sq m approx.

Nearest stations
Shepherd's Bush Market (Hamm. & City and Circle Lines) Shepherd's Bush (Central Line)

Council Tax Band
D

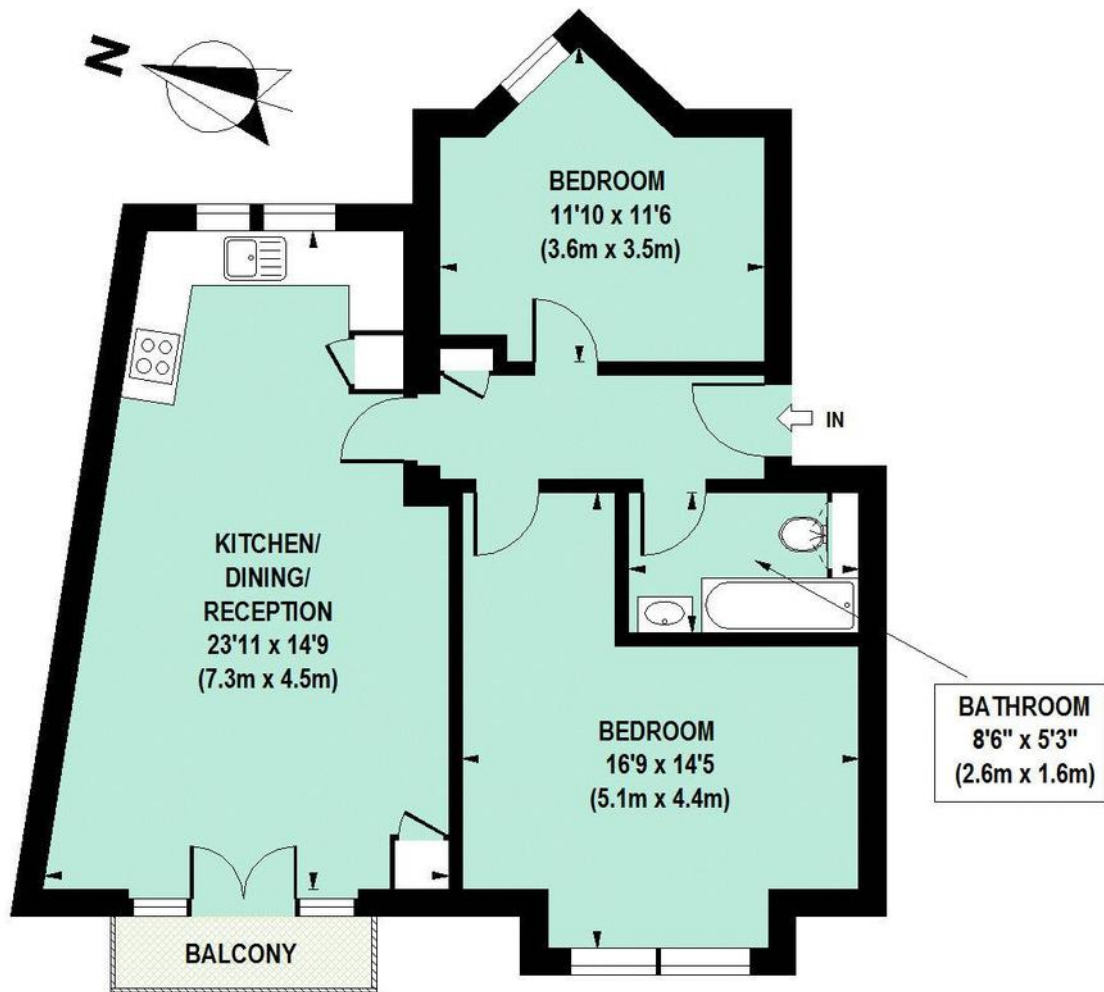
PHILIP WOOLLER

LET AGREED

Davis Road, W3

Approximate gross internal area

66 sq m / 710 sq ft



FIRST FLOOR

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

PHILIP WOOLLER

LET AGREED

Energy Performance Certificate

Flat 3, 1-3, Devia Road, LONDON, W3 7SE

Dwelling type: Mid-floor flat	Reference number: 0501-2865-7370-9627-0021
Date of assessment: 27 March 2013	Type of assessment: RdSAP: existing dwelling
Date of certificate: 27 March 2013	Total floor area: 66 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 1,904
Over 3 years you could save:	£ 96

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 132 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; text-align: center;"> You could save £ 96 over 3 years </div>
Heating	£ 603 over 3 years	£ 618 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	£ 1,104	£ 1,008	

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 Low energy lighting for all fixed outlets	£25	£96	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0303 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.

Page 1 of 4

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show

only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The position relating to the property may change without notice.