

OLIVERS TOWN



TO LET

Gaisford Street, Kentish Town NW5

£550PW
£2PCM



BEDROOMS

3



BATHROOM

1

OLIVERS TOWN



A beautiful two/three double bedroom period maisonette arranged over the upper two floors (first and second) of a striking Victorian property. The accommodation comprises two spacious double bedrooms, a bright and airy reception room which is currently being used as a third bedroom, contemporary kitchen/dining room, spacious shower room, separate W/C and an abundance of storage. Located on a popular residential road within minutes from both Kentish Town and Camden Town underground stations (Northern Line) and just a stroll to the many wonderful shops, cafes, restaurants, bars, parks, markets and other wonderful amenities this iconic area has to offer.

REF. 33944

OLIVERS TOWN



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:	£ 2,688
Over 3 years you could save	£ 1,326

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 198 over 3 years	
Heating	£ 1,977 over 3 years	£ 804 over 3 years	
Hot Water	£ 516 over 3 years	£ 360 over 3 years	
Totals	£ 2,688	£ 1,362	

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 cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	61	80

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 measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 108	

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Gaisford Street, NW5
Approx. Gross Internal Area *
1032 Ft² - 95.87 M²



Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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OLIVERS TOWN



Energy Performance Certificate

Use this document to:

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Estimated energy costs of dwelling for 3 years:	£ 2,688
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 198 over 3 years	<div style="background-color: #2e8b57; color: white; padding: 5px; display: inline-block;"> You could save £ 1,326 over 3 years </div>
Heating	£ 1,977 over 3 years	£ 804 over 3 years	
Hot Water	£ 516 over 3 years	£ 360 over 3 years	
Totals	£ 2,688	£ 1,362	

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Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	61	80
E (39-54)		
F (21-38)		
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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 measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 108	🟢
2 Internal or external wall insulation	£4,000 - £14,000	£ 642	🟢
3 Draught proofing	£80 - £120	£ 39	🟢

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy 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 upfront cost.

