

OLIVERS TOWN



LET

Cavendish Road, Kilburn NW6

£360PW
£1PCM



BEDROOM

1



RECEPTION

1



BATHROOM

1

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This charming one bedroom apartment located in this desirable tree lined residential road. The property comprises of a bright and spacious reception room with dining area, separate modern fitted kitchen, double bedroom with high ceilings and large windows, contemporary bathroom. A further benefit includes entry phone intercom system, gas central heating and use of the communal garden. Cavendish Road is within easy reach of Kilburn Jubilee line (zone 2) and Kilburn High Road and Brondesbury Overground. National Rail trains run into central London. There are multiple Bus services to Brent Cross Shopping Centre (189), Marble Arch (32), West End (98) Paddington (332) and Victoria (16). There is a Tesco Metro and Sainsbury Local at the bottom of the road and close to the abundance of shops on the Kilburn High Road making this area very busy with shoppers.

REF. 54790

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Use this document to:

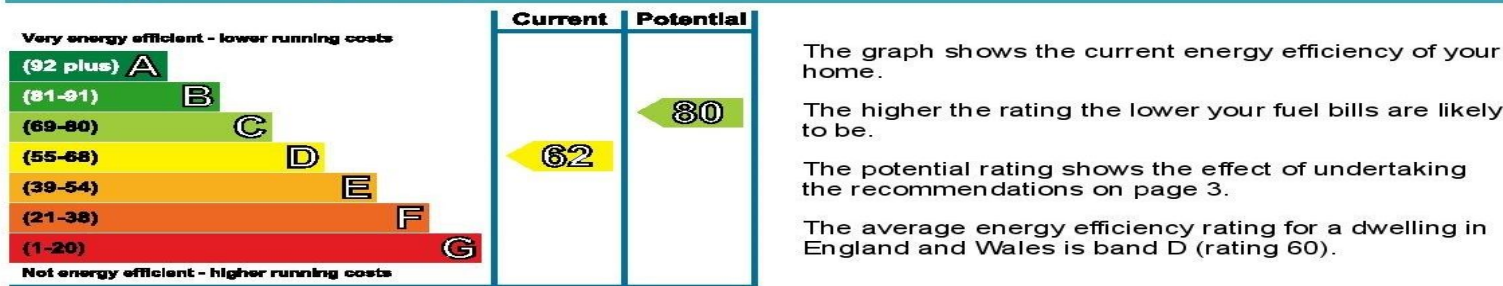
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,746
Over 3 years you could save	£ 819

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 84 over 3 years	
Heating	£ 1,341 over 3 years	£ 624 over 3 years	
Hot Water	£ 237 over 3 years	£ 219 over 3 years	
Totals	£ 1,746	£ 927	

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



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 Internal or external wall insulation	£4,000 - £14,000	£ 462	

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Cavendish Road

Approximate Gross Internal Area
39.3 sq m / 423 sq ft

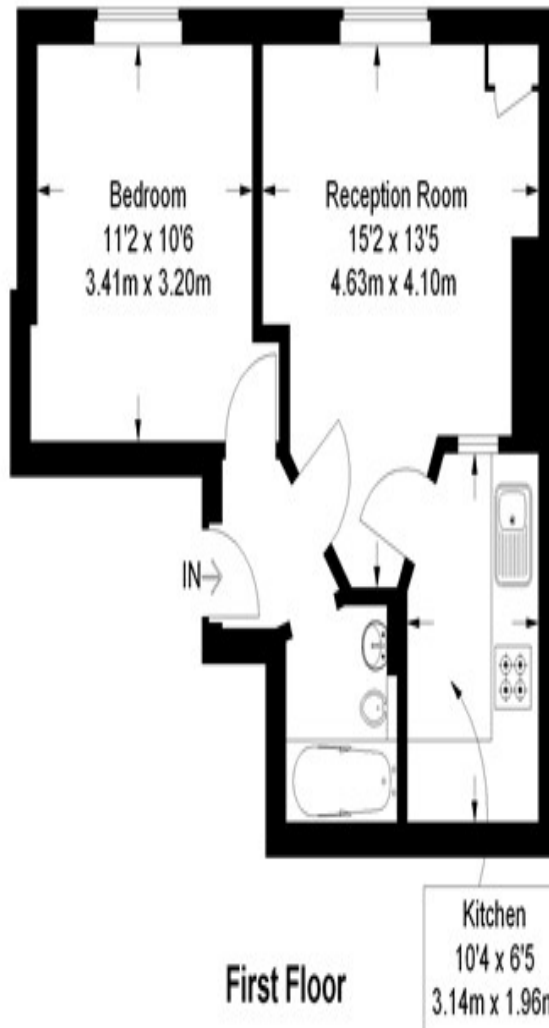


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID297217)

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Energy Performance Certificate

SAP
Energy Performance Certificate

Use this document to:

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- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,746
Over 3 years you could save	£ 819

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 84 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 819 over 3 years </div>
Heating	£ 1,341 over 3 years	£ 624 over 3 years	
Hot Water	£ 237 over 3 years	£ 219 over 3 years	
Totals	£ 1,746	£ 927	

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

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	62	80
E (39-54)		
F (21-38)		
G (1-20)		

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 Internal or external wall insulation	£4,000 - £14,000	£ 462	✔
2 Low energy lighting for all fixed outlets	£50	£ 69	✔
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 96	✔

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 up-front cost.

