

# OLIVERS TOWN



LET

Prince Of Wales Road, NW5

**£350PW**  
£1PCM



BEDROOM

1



RECEPTION

1



BATHROOM

1

# OLIVERS TOWN



Exceptionally light and bright one bedroom corner terrace with park views. Comprising spacious reception with high ceilings, separate fully equipped kitchen, double bedroom and modern bathroom. High ceilings with numerous window providing park view and uninterrupted light to flow into this exceptional property. Located only moments to Chalk Farm Northern Line Underground and the over ground at Kentish Town.

**REF. 54248**

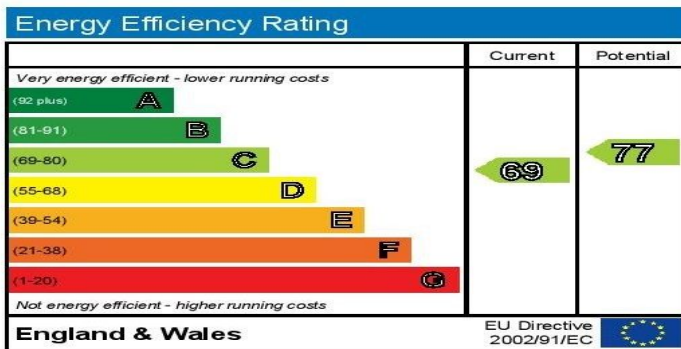
# OLIVERS TOWN



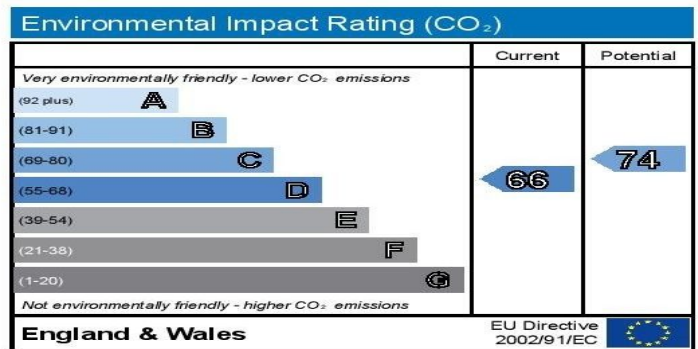
# OLIVERS TOWN



This home's performance is rated in terms of the 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.



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.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	317 kWh/m <sup>2</sup> per year	236 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	1.7 tonnes per year
Lighting	£38 per year	£19 per year
Heating	£303 per year	£250 per year
Hot water	£69 per year	£56 per year

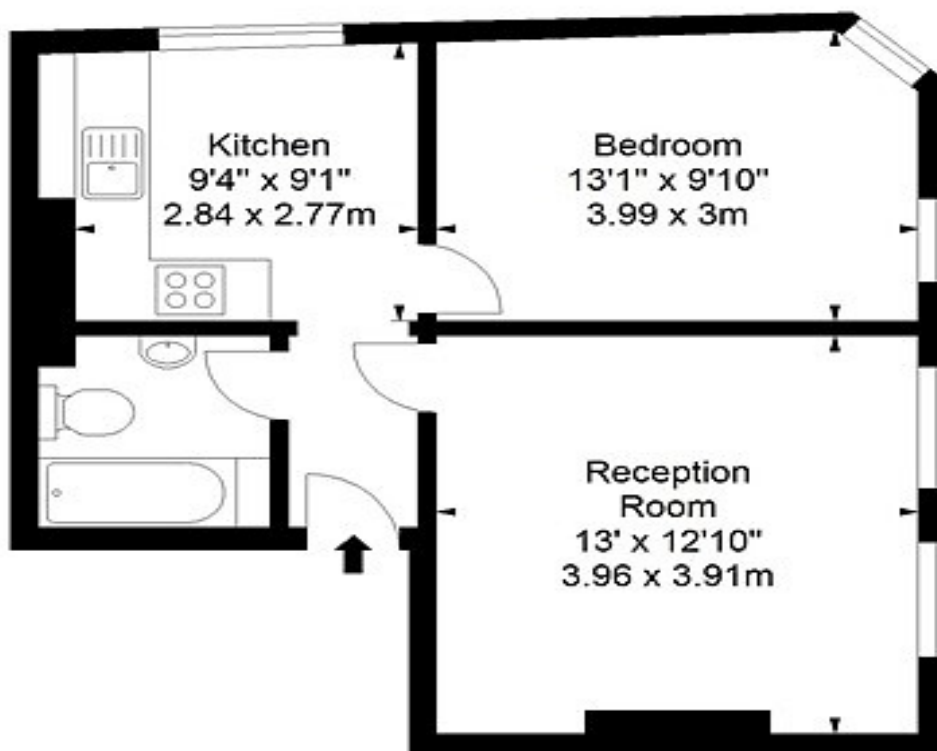
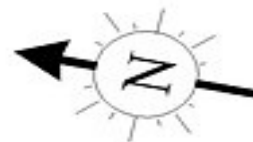
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

# OLIVERS TOWN

## Prince Of Wales Road, NW5

Approx. Gross Internal Area \*  
463 Ft<sup>2</sup> - 43.01 M<sup>2</sup>



### First Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale  
© Inside Photography Ltd.

# OLIVERS TOWN



**Energy Performance Certificate**
SAP

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

Very energy efficient - lower running costs	Current	Potential
A	B	C
D	E	F
G	H	I
J	K	L
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

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

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A	B	C
D	E	F
G	H	I
J	K	L
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	317 kWh/m <sup>2</sup> per year	236 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	1.7 tonnes per year
Lighting	£38 per year	£19 per year
Heating	£303 per year	£250 per year
Hot water	£59 per year	£56 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
 For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

