

# OLIVERS TOWN



LET

Finchley Road, NW8

**£550PW**  
£2PCM



BEDROOM

1



RECEPTION

1



BATHROOM

1

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A newly refurbished one bedroom apartment set on the top floor (second) of a grand stucco fronted detached building. The property is available either furnished or unfurnished and comprises entrance hall, reception room featuring high ceilings, separate modern fitted kitchen, spacious double bedroom with fitted wardrobes, study and family bathroom/WC. Superbly located to take advantage of everything St Johns Wood has to offer.

**REF. 50259**

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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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,626</b>
<b>Over 3 years you could save</b>	<b>£ 3,558</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 132 over 3 years	
Heating	£ 3,891 over 3 years	£ 543 over 3 years	
Hot Water	£ 495 over 3 years	£ 393 over 3 years	
<b>Totals</b>	<b>£ 4,626</b>	<b>£ 1,068</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 cookers, 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 measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 1,428	

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**Energy Performance Certificate**

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**Energy Efficiency Rating**

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

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**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 Flat roof insulation	£850 - £1,500	£ 1,428	
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,218	
3 Draught proofing	£80 - £120	£ 36	

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](http://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.

