

OLIVERS TOWN



LET

Loudoun Road, NW8

£495PW
£2PCM



BEDROOM

1



RECEPTION

1



BATHROOM

1

OLIVERS TOWN



A stunning split level one bedroom apartment set in an impressive re-development situated within walking distance of Finchley Road, Swiss Cottage and Hampstead. The accommodation comprises a living area open plan with an ultra-modern fully fitted kitchen featuring polished marble work tops and a spacious mezzanine bedroom with stylish en suite bathroom. The property also has a wealth of original features including arched windows, pillars, hard wood flooring and has access to communal roof terrace.

REF. 49191

OLIVERS TOWN



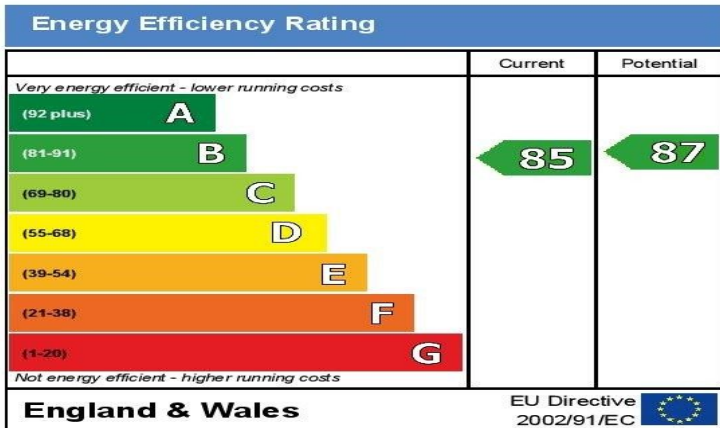
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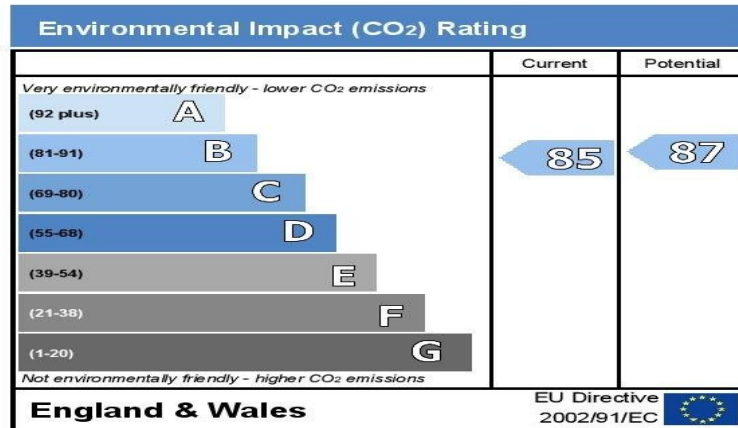
OLIVERS TOWN



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 (CO₂) 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 this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	110 kWh/m ² per year	99 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.2 tonnes per year
Lighting	£71 per year	£36 per year
Heating	£186 per year	£190 per year
Hot water	£63 per year	£63 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.

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Energy Performance Certificate

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 (CO₂) emissions.

Energy Efficiency Rating

England & Wales
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.

Environmental Impact (CO₂) Rating

England & Wales
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	110 kWh/m ² per year	99 kWh/m ² per year	
Carbon dioxide emissions	1.3 tonnes per year	1.2 tonnes per year	
Lighting	£71 per year	£36 per year	
Heating	£166 per year	£100 per year	
Hot water	£63 per year	£63 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 make your home more energy efficient, call 0800 512 1222 or visit www.energysavingtrust.org.uk/myhome

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