

# OLIVERS TOWN



LET

Loudoun Road, St Johns Wood NW8

**£450PW**  
£1PCM



BEDROOM

1



RECEPTION

1



BATHROOM

1



GARDEN  
BALCONY

# OLIVERS TOWN



A modern, brand new one bedroom flat in a contemporary new build. The accommodation comprises a bright reception room with solid wood floors, open plan modern high quality kitchen, double bedroom and a en suite shower room. The flat further benefits from under floor heating and a good size balcony offering panoramic views over St. John's Wood. The Move is ideally located for access to central London via Swiss Cottage station (Jubilee Line). South Hampstead overground station and numerous bus routes into the West End are also close at hand.

**REF. 40374**

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## Energy Performance Certificate



**Dwelling type:** Top-floor flat  
**Date of assessment:** 16 May 2013  
**Date of certificate:** 18 May 2013

**Reference number:** 8607-7125-0220-6316-2996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 46 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:** £ 792

### Estimated energy costs of this home

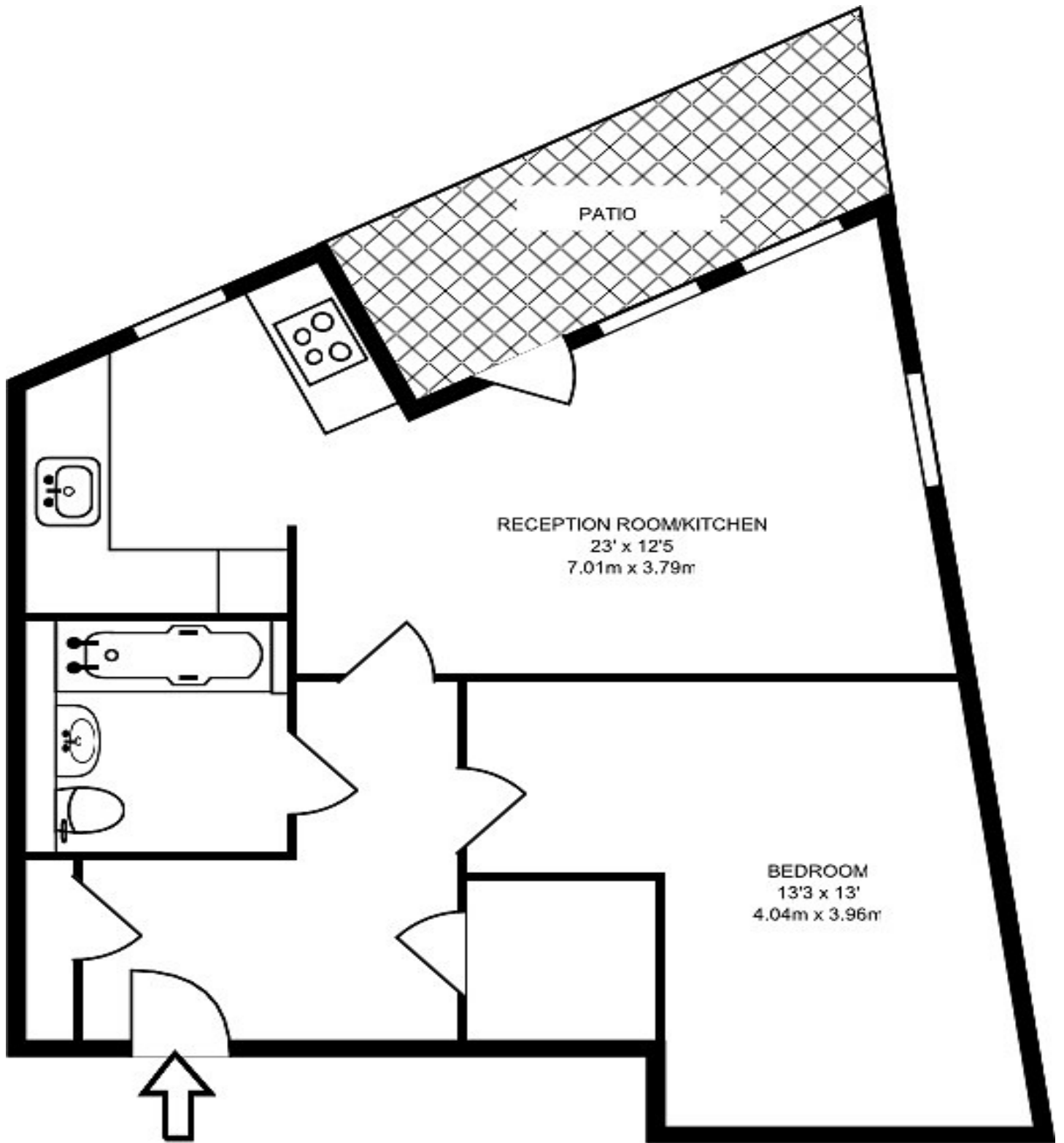
	Current costs	Potential costs	Potential future savings
Lighting	£ 96 over 3 years	£ 96 over 3 years	Not applicable
Heating	£ 414 over 3 years	£ 414 over 3 years	
Hot Water	£ 282 over 3 years	£ 282 over 3 years	
<b>Totals</b>	<b>£ 792</b>	<b>£ 792</b>	

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



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**SEVENTH FLOOR**  
**540 SQ FT/50.15 SQ M**



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### Energy Efficiency Rating

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

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

