

OLIVERS TOWN



LET

Euston Road, Euston NW1

£395PW
£1PCM



RECEPTION

1



BATHROOM

1

OLIVERS TOWN



Modern studio flat near Warren Street tube station. The accommodation comprises a good sized studio room/kitchen and an en-suite bathroom. Further benefits include wooden floors throughout and great transport links to the city, also being a short walk away from Regents Park, University College Hospital and Birkbeck University of London. The building also has a lift. Â£10pw gas charge applies.

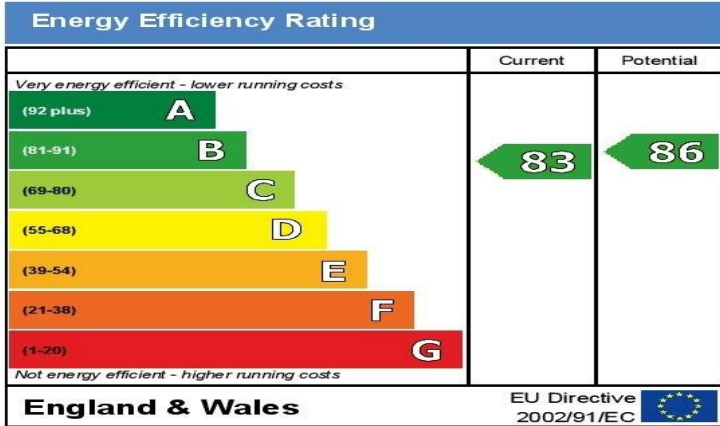
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OLIVERS TOWN

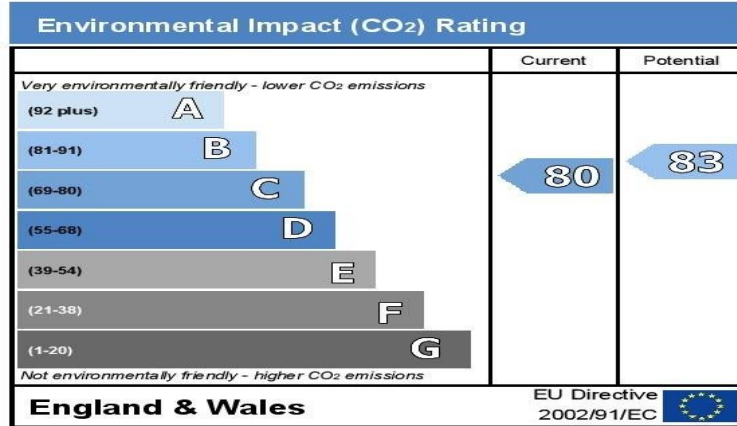


OLIVERS TOWN

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 (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	205 kWh/m ² per year	173 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.0 tonnes per year
Lighting	£33 per year	£16 per year
Heating	£160 per year	£144 per year
Hot water	£86 per year	£86 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

SAP

Dwelling type: Mid-floor flat
 Date of assessment: 06 January 2009
 Date of certificate: 07 January 2009
 Reference number: 0065-4009-6269-5461-1030
 Total floor area: 34 m²

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

Band	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales 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.

Environmental Impact (CO₂) Rating

Band	Current	Potential
A (1-10)		
B (11-20)		
C (21-30)		
D (31-40)		
E (41-50)		
F (51-60)		
G (61-70)		

England & Wales EU Directive 2002/91/EC

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	205 kWh/m ² per year	173 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.0 tonnes per year
Lighting	£33 per year	£18 per year
Heating	£160 per year	£144 per year
Hot water	£86 per year	£86 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 or 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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