



## FINCHLEY ROAD, SWISS COTTAGE, NW3.

**Price**  
**£345 per week**

Sweet flat, newly refurbished. Brand newly refurbished one bedroom flat on the first floor of a small purpose built block right opposite Swiss Cottage tube station. The property is furnished in modern style and has parquet wooden floors and an open plan kitchen. The flat benefits from being in close proximity to all the local amenities and transport links and viewing is highly recommended.

### Details

Bedroom  
Bathroom  
Reception Room  
Open Plan Kitchen




## Terms and Conditions

Available: Available Now For Long Let  
Price: £345 per week

## EPC Information

### Energy Performance Certificate




**Flat 3, 115, Finchley Road, LONDON, NW3 6HY**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 9758-3060-7209-0047-3924
<b>Date of assessment:</b> 15 January 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 18 January 2013	<b>Total floor area:</b> 41 m <sup>2</sup>

Use this document to:

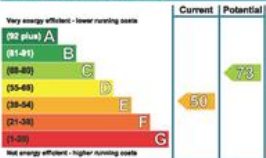
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,115</b>
<b>Over 3 years you could save</b>	<b>£ 990</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 84 over 3 years	 You could save £ 990 over 3 years
Heating	£ 1,719 over 3 years	£ 786 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 2,115</b>	<b>£ 1,125</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

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		73	(1-30) G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-30) G			

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 Cavity wall insulation	£500 - £1,500	£ 240	✔
2 Low energy lighting for all fixed outlets	£ 15	£ 27	
3 Fan-assisted storage heaters	£900 - £800	£ 591	✔

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.

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**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**