



## FINCHLEY ROAD, LONDON, NW8.

**Price**  
**£495 per week**

Sweet two bedroom flat on the ground floor of this prestigious purpose built block with twenty four hour porterage. The flat is furnished in traditional style and has pretty views over the gardens.

### Details

2 Bedrooms  
Bathroom  
Reception Room  
Kitchen  
Communal Gardens



## Terms and Conditions

Available: Available Now For Long Let  
Price: £495 per week

## EPC Information

Energy Performance Certificate

**Flat 7 Apsley House, 23-29, Finchley Road, LONDON, NW8 0NU**

<b>Dwelling type:</b> Ground-floor flat	<b>Reference number:</b> 8435-7224-3080-3574-3992
<b>Date of assessment:</b> 14 April 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 April 2015	<b>Total floor area:</b> 56 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>£ 2,103</b>
<b>Over 3 years you could save</b>	<b>£ 897</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 117 over 3 years	
Heating	£ 1,644 over 3 years	£ 744 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
<b>Totals</b>	<b>£ 2,103</b>	<b>£ 1,206</b>	<div style="background-color: #2ECC71; color: white; padding: 5px; border-radius: 50%; display: inline-block;">                     You could save £ 897 over 3 years                 </div>

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**

	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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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 Internal or external wall insulation	£4,000 - £14,000	£ 565	✔
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 141	✔
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 213	✔

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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**