



## ST JOHN'S WOOD PARK, NW8

**Price**  
**£1,100 per week**

Lovely property in excellent block Extremely bright and spacious two bedroom apartment with a lovely kitchen and bathrooms, wooden floor throughout and a small balcony, on the fifth floor of this prestigious modern development. The property is ideally located within walking distance of St John's Wood High Street and tube station and the open spaces of Primrose Hill and Regent's Park.

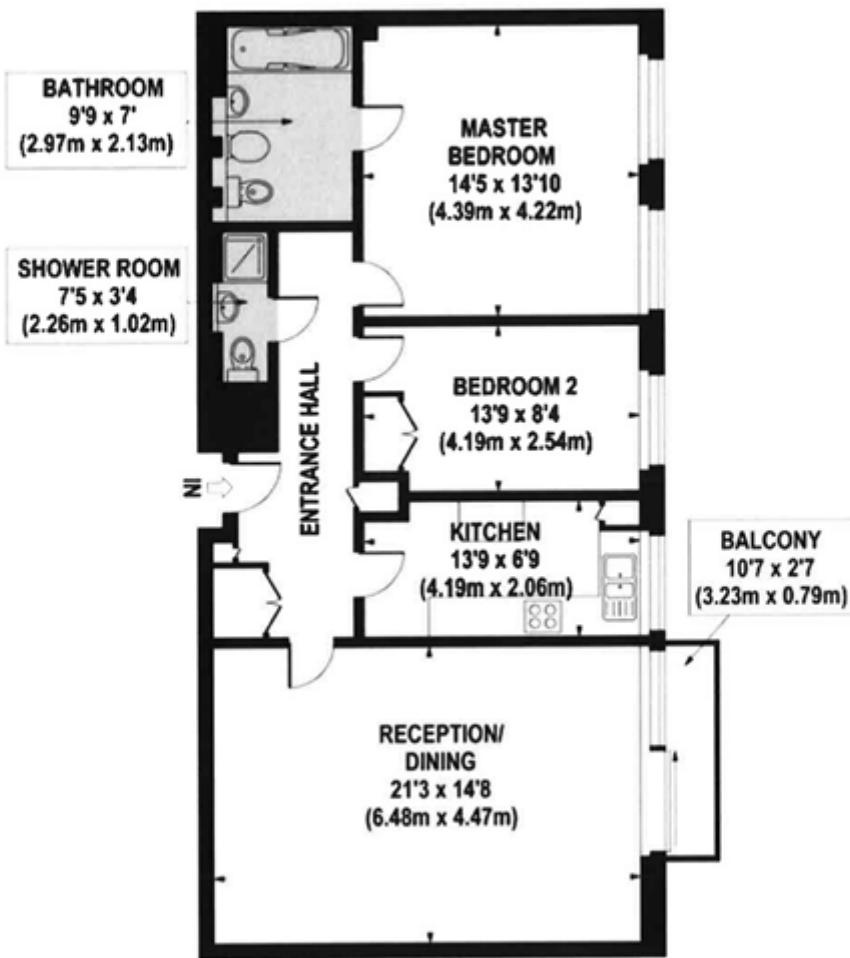
### Details

- 2 Bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen
- Balcony
- Lift





**WALSINGHAM, ST. JOHN'S WOOD PARKk, NW8 6RH**  
Approx. Gross Internal Floor Area 964 sq ft. / 89.67 sq.m



**FIFTH FLOOR**

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## Terms and Conditions

Available: Available Now For Long Let  
Price: £1,100 per week

## EPC Information

Energy Performance Certificate

**Flat 22 Walsingham, St. Johns Wood Park, LONDON, NW8 6RH**

Dwelling type: Mid-floor flat      Reference number: 8647-7523-1630-1138-0996  
 Date of assessment: 18 July 2013      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 July 2013      Total floor area: 89 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

Estimated energy costs of dwelling for 3 years:	£ 1,794
Over 3 years you could save	£ 366

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 165 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 366 over 3 years                 </div>
Heating	£ 1,200 over 3 years	£ 903 over 3 years	
Hot Water	£ 360 over 3 years	£ 360 over 3 years	
<b>Totals</b>	<b>£ 1,794</b>	<b>£ 1,428</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**

Current	Potential
74	79

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 Draught proofing	£80 - £120	£ 72	✔
2 Low energy lighting for all fixed outlets	£20	£ 57	✔
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 237	✔

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**