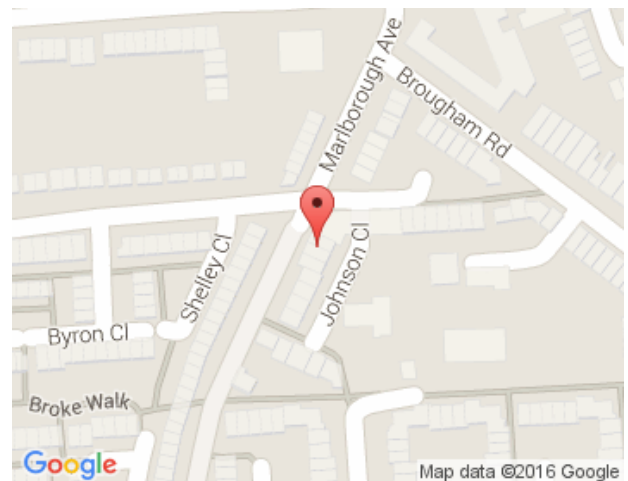


Marlborough Avenue, Hackney, E8
£600 per week, For long let



FURNISHED/ UNFURNISHED. Ideal for sharers, this modernised 3 bedroom maisonette with its own entrance has a modern appliance fitted kitchen / breakfast room, 2 shower rooms / WC's, 1 reception, GCH, double glazing, within close proximity to transport links to London City. Available Now.





Broomfield Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

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Energy Performance Certificate



Marlborough Avenue, LONDON, E8

Dwelling type: Ground-floor maisonette

Reference number: 0934-2874-7861-92225-8431

Date of assessment: 24 June 2015

Type of assessment: RdSAP, existing dwelling

Date of certificate: 01 July 2015

Total floor area: 97 m²

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:

£ 2,850

Over 3 years you could save

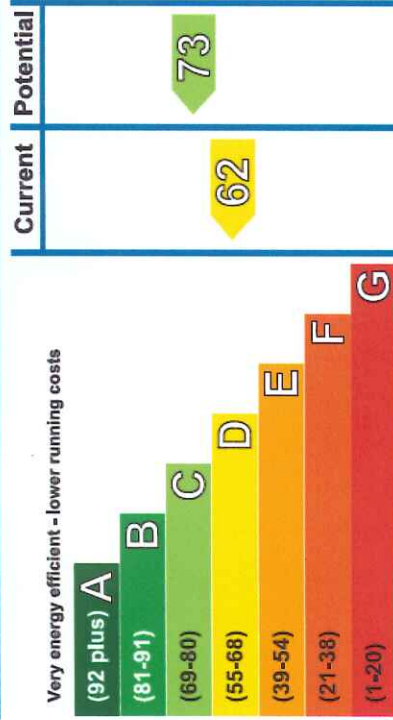
£ 846

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 207 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 564 over 3 years	£ 441 over 3 years	
Totals	£ 2,850	£ 2,004	

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

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).

Not energy efficient - higher running costs