



## Meadway, Ilford, IG3 9BH

### £1,550 Per calendar month

Sandra Davidson Estate Agents are pleased to present this middle terrace family home located in a popular location just off Longbridge Road within comfortable walking distance of local bus routes, shops, schools and recreational facilities. The property is well presented and accommodation comprises: large through lounge reception room, kitchen, three bedrooms and family bathroom. Other benefits include double glazed windows, gas central heating and a good size rear garden.





**ENTRANCE**  
**THROUGH LOUNGE**  
**KITCHEN**  
**BEDROOM ONE**  
**BEDROOM TWO**  
**BEDROOM THREE**  
**FAMILY BATHROOM**  
**REAR GARDEN**



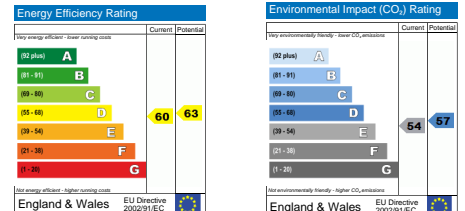
**Energy Performance Certificate**

37, Meadway  
ILFORD  
IG3 9BH

Dwelling type: Mid-terrace house  
Date of assessment: 11 October 2008  
Date of certificate: 11 October 2008  
Reference number: 8908-6320-5259-8289-4096  
Total floor area: 89 m<sup>2</sup>



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 (CO<sub>2</sub>) 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.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	307 kWh/m <sup>2</sup> per year	291 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.5 tonnes per year	4.3 tonnes per year
Lighting	£75 per year	£40 per year
Heating	£562 per year	£553 per year
Hot water	£84 per year	£84 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.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. **DISCLAIMER:** These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this