



ST JOHN'S WOOD, NW8

Price
£1,350 per week

Brand newly refurbished three bedroom apartment. A recently refurbished and interior designed light and airy three bedroom apartment with spectacular views set on the 6th floor within this portered gated development in St. John's Wood. With the amenities and transport links of Swiss Cottage, South Hampstead and St. John's Wood within walking distance.

Details

- 3 Bedrooms
- 3 Bathrooms
- Reception Room
- Kitchen
- Lift

PLAZA estates

www.plazaestates.co.uk

Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



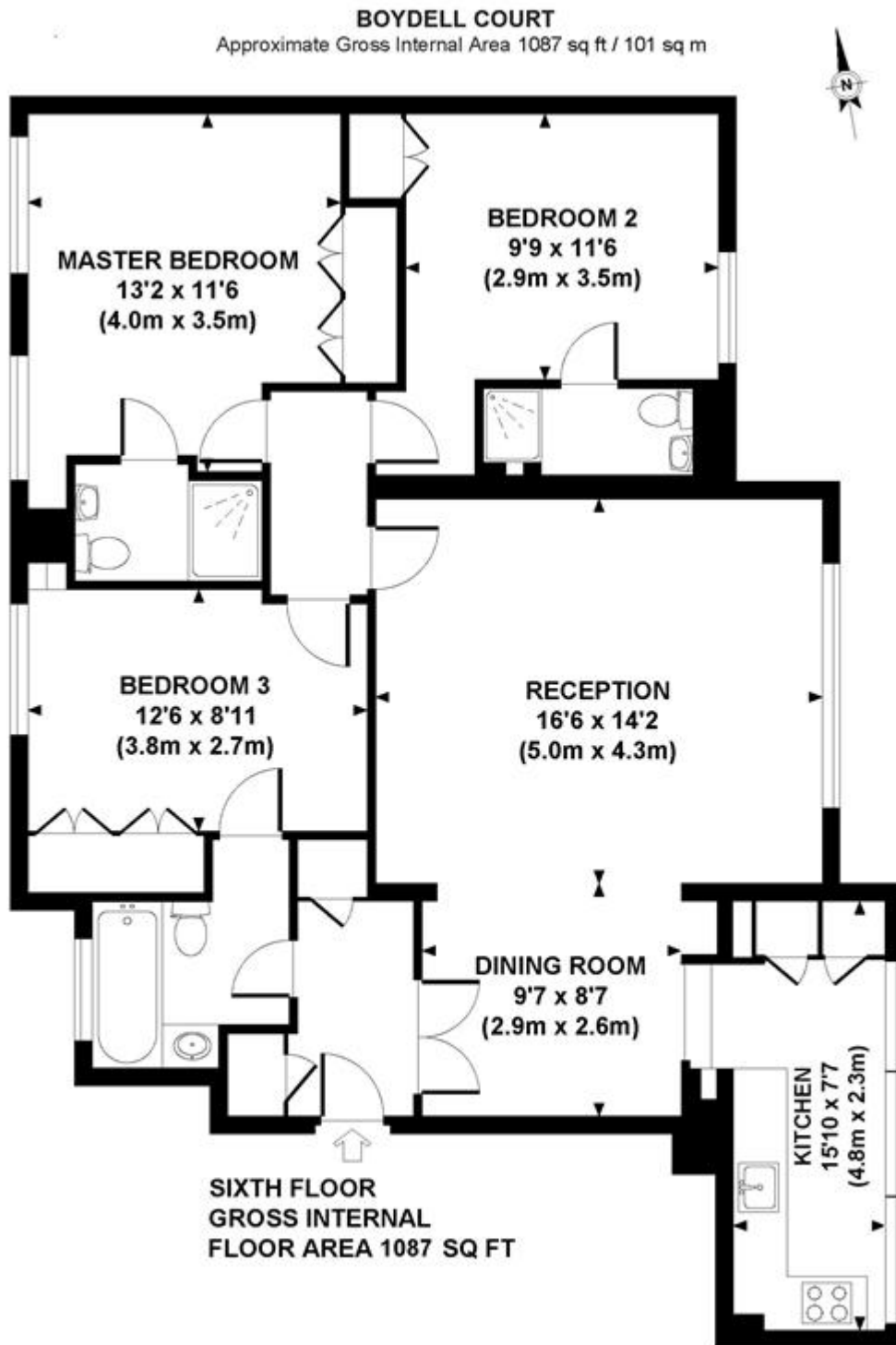
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Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
DE-PHOTOGRAPHY.NET

Terms and Conditions

Available: Available Now For Long Let
Price: £1,350 per week

EPC Information

Energy Performance Certificate

Flat 48 Boydell Court, St. Johns Wood Park, LONDON, NW8 6NL

Dwelling type: Mid-floor flat **Reference number:** 0883-2885-6283-9192-0255
Date of assessment: 15 August 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 16 August 2012 **Total floor area:** 101 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:	£2,124
Over 3 years you could save	£744

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£294 over 3 years	£174 over 3 years	
Heating	£1,485 over 3 years	£861 over 3 years	
Hot Water	£345 over 3 years	£345 over 3 years	
Totals	£2,124	£1,380	

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

Not energy efficient - higher running costs

Current	Potential
70	81

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	£525	✔
2 Internal or external wall insulation	£4,000 - £14,000	£120	✔
3 Low energy lighting for all fixed outlets	£105	£99	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/leavingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT