



## ST JOHN'S WOOD ROAD, NW8

**Price**  
**£1,600 per week**

Immaculate three bedroom apartment with two car parking spaces. Extremely spacious three bedroom split level apartment on the ground floor of this well maintained purpose built block. The property has wooden floors, an excellent kitchen and bathrooms and two car parking spaces. Situated opposite Lord's cricket ground and within easy walking distance of Regent's Park and St John's Wood High Street.

### Details

- 3 bedrooms
- 2 bathrooms
- reception room
- kitchen
- two parking spaces

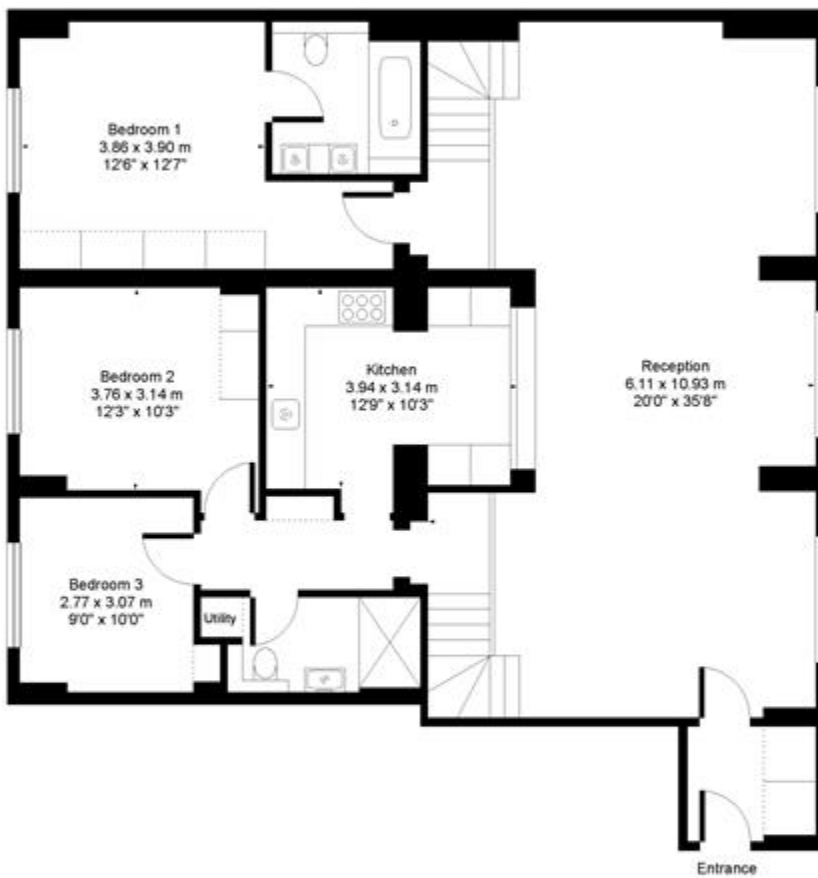




## Lords View St.Johns Wood Road, NW8



Approx. Gross Floor Area = 139 sq.meters • 1500 sq.feet



### RAISED GROUND FLOOR

For illustrative purposes only. Not to scale. Prepared by [www.swan-photography.co.uk](http://www.swan-photography.co.uk)

## Terms and Conditions

Available: Available Now For Long Let  
Price: £1,600 per week

## EPC Information

**Energy Performance Certificate**

Flat 125 Lords View St. Johns Wood Road  
LONDON  
NW8 7HG

Dwelling type: Mid-floor flat  
Date of assessment: 01 February 2012  
Date of certificate: 03 February 2012  
Reference number: 0947-2859-6125-9602-6391  
Type of assessment: RUSAP, existing dwelling  
Total floor area: 143 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.

**Energy Efficiency Rating**

Current: E (52) Potential: B (82)

**Environmental Impact (CO<sub>2</sub>) Rating**

Current: E (61) Potential: B (82)

**England & Wales** EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	288 kWh/m <sup>2</sup> per year	200 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.9 tonnes per year	5.5 tonnes per year
Lighting	£139 per year	£73 per year
Heating	£1111 per year	£785 per year
Hot water	£260 per year	£223 per year

**You could save up to £429 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**