



ST EDMUND'S TERRACE, ST JOHN'S WOOD, NW8

Price
£1,995 per week

Beautifully presented four bedroom apartment on the third floor of this exciting new development. Beautifully presented four bedroom apartment on the third floor of this recently refurbished development. The property is ideally located close to the green spaces of both Primrose Hill and Regent's Park, within easy walking distance of St John's Wood tube station and all the amenities of St John's Wood High St.

Details

- 4 Bedrooms
- 3 Bathrooms
- Reception Room
- Kitchen
- Balcony
- Porter
- Lift



PARKWOOD
19 - 22 ST. EDMUNDS TERRACE, NW8
Approx. Gross Internal Area *
1,756 Ft² - 163.13 M²

Illustration For Identification Purposes Only, Not to Scale
* As Defined by NICE - Code of Measuring Practice



THIRD FLOOR

BKR
FLOORPLANS

MARKET STREET, MARBLE ARCH
TEL: 020 7724 3100
2011

Terms and Conditions

Available: Available Now For Long Let
Price: £1,995 per week

EPC Information

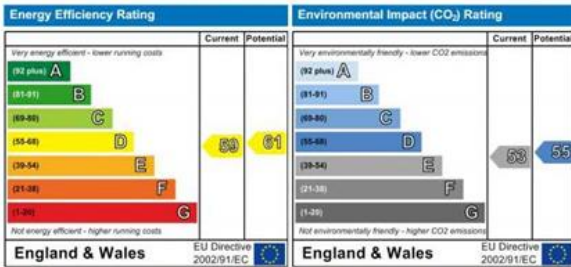
Energy Performance Certificate



Flat 16 St. Edmunds Court
13-18, St. Edmunds Terrace
LONDON
NW8 7QL

Dwelling type: Mid-floor flat
Date of assessment: 18 May 2011
Date of certificate: 19 May 2011
Reference number: 8329-6425-6140-7298-6992
Type of assessment: RUSAP, existing dwelling
Total floor area: 104 m²

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 (CO₂) emissions.



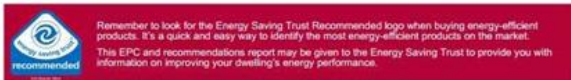
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	260 kWh/m ² per year	251 kWh/m ² per year
Carbon dioxide emissions	5.2 tonnes per year	5.0 tonnes per year
Lighting	£108 per year	£54 per year
Heating	£761 per year	£773 per year
Hot water	£111 per year	£111 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.



SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT