



ROBERT CLOSE, LITTLE VENICE, W9.

Price
£1,450 per week

Spacious and bright four bedroom town house located in a gated development. The property has some wooden floors, a pretty patio garden and a large master bedroom suite with excellent storage. The property is quietly located just minutes walk from the Little Venice canal and close to all amenities. Unfurnished.

Details

- 4 Bedrooms
- 3 Bathrooms
- Cloakroom
- Reception Room
- Kitchen
- Patio
- Off Street Parking





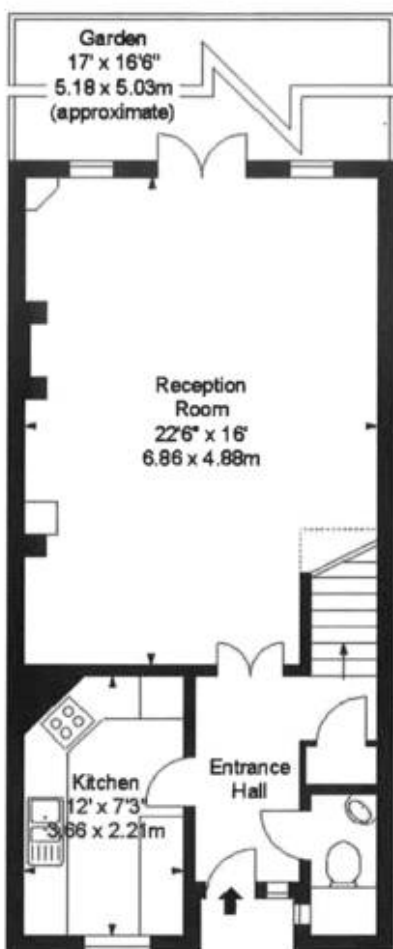
PLAZA estates

www.plazaestates.co.uk

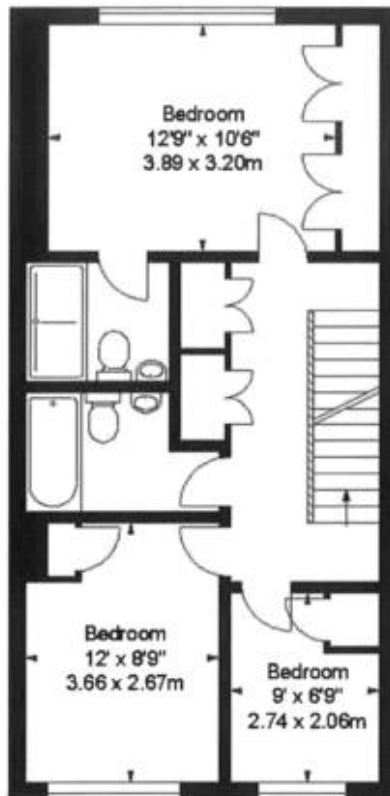
Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



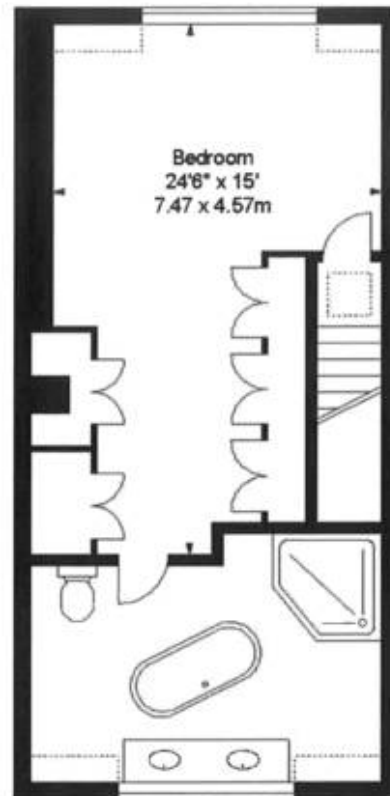
Approx. Gross Internal Area
1641 Sq Ft - 152.45 Sq M



Ground Floor



First Floor



Second Floor



Terms and Conditions

Available: Available Now For Long Let
Price: £1,450 per week

EPC Information

Energy Performance Certificate

7, Robert Close
LONDON
W9 1BT

Dwelling type: Mid-terrace house
Date of assessment: 24 November 2008
Date of certificate: 25 November 2008
Reference number: 9652-2944-6598-6528-5601
Total floor area: 133 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.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
101-150 (A)		
81-100 (B)		
61-80 (C)		
41-60 (D)		
21-40 (E)		
1-20 (F)	33	49
0-10 (G)		

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.

Environmental impact (CO₂) Rating

Environmental impact (CO ₂) Rating	Current	Potential
101-150 (A)		
81-100 (B)		
61-80 (C)		
41-60 (D)		
21-40 (E)		
1-20 (F)	34	48
0-10 (G)		

England & Wales EU Directive 2002/91/EC

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	458 kWh/m ² per year	327 kWh/m ² per year
Carbon dioxide emissions	10 tonnes per year	7.2 tonnes per year
Lighting	£122 per year	£51 per year
Heating	£1326 per year	£992 per year
Hot water	£142 per year	£115 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energy-saving-trust.org.uk/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT