



SPRINGFIELD ROAD, ST JOHN'S WOOD, NW8.

Price
£4,750 per week

Lovely detached house. Beautifully refurbished, double fronted, detached family home in this lovely quiet location close to the American School and all the amenities of St John's Wood. The property has spacious reception rooms ideal for entertaining, a large pretty garden and off street parking. The property stretches to 3875 sq/ft and comprises 4 reception rooms, a guest cloakroom, large kitchen, 6 bedrooms and 4 bathrooms/shower-rooms of which 2 are en-suite.

Details

- 6 Bedrooms
- 4 Bathrooms
- Cloakroom
- 4 Reception Rooms
- Kitchen
- Garden
- 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





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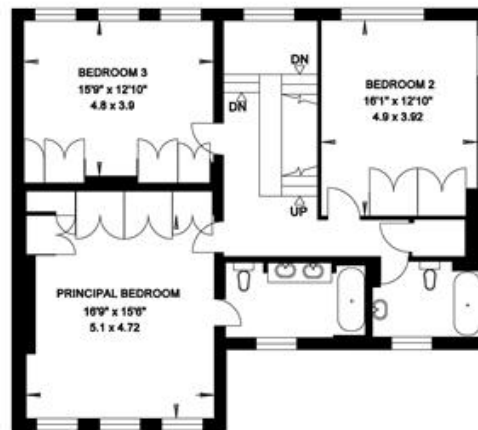
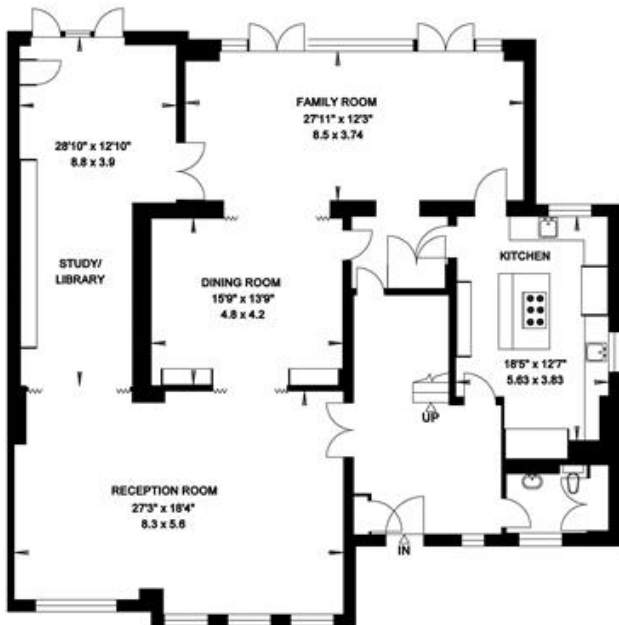
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**6 SPRINGFIELD ROAD
LONDON NW8**

Gross Internal Area = 360 sq. metres
3875 sq. feet



Terms and Conditions

Available: Available Now For Long Let
Price: £4,750 per week

EPC Information

Energy Performance Certificate

6, Springfield Road,
LONDON, NW8 0QN

Dwelling type: Detached house
Date of assessment: 28 January 2008
Date of certificate: 28 January 2008
Reference number: 0547-2848-6690-0328-1975
Total floor area: 267 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
50	55	44	48

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 will be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	307 kWh/m ² per year	278 kWh/m ² per year
Carbon dioxide emissions	14 tonnes per year	12 tonnes per year
Lighting	£229 per year	£115 per year
Heating	£1,457 per year	£1,365 per year
Hot water	£187 per year	£187 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.

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

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

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT