



GROVE END ROAD, ST. JOHN'S WOOD NW8

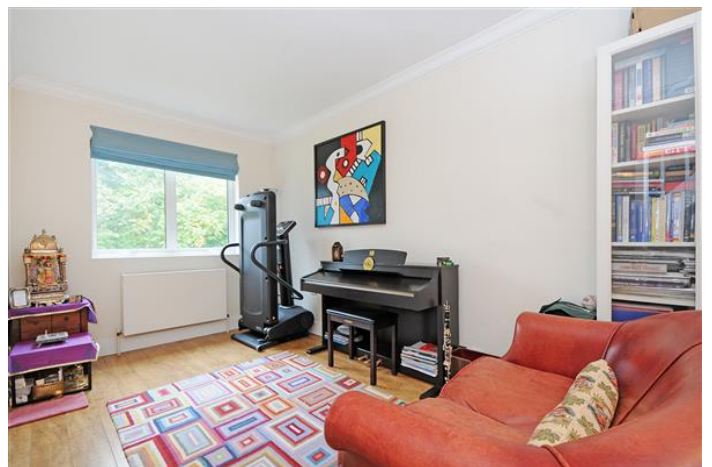
Price
£1,950 per week

Lovely house with a pretty private garden. Bright and extremely attractive four bedroom town house arranged over three floors, with an excellent kitchen and bathrooms, a lovely paved garden and secure, underground parking.

The house is very conveniently located in the heart of St John's Wood close to Regent's Park and all transport links.

Details

- 4 Bedrooms
- 3 Bathrooms
- Cloakroom
- Reception Room
- Kitchen/diner
- Garden
- Underground Parking

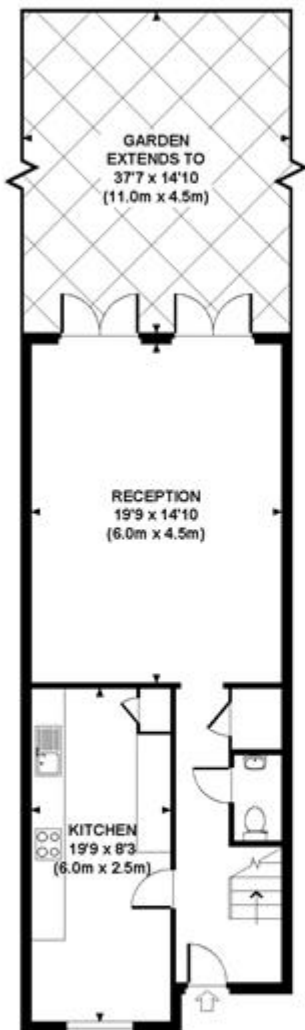




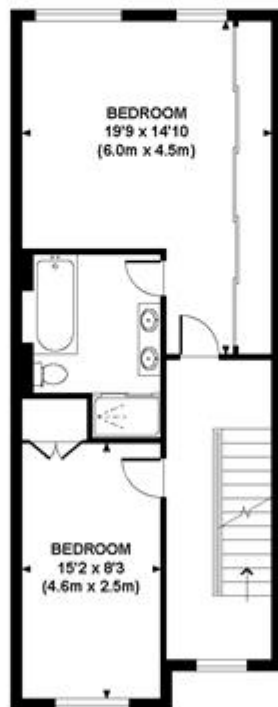


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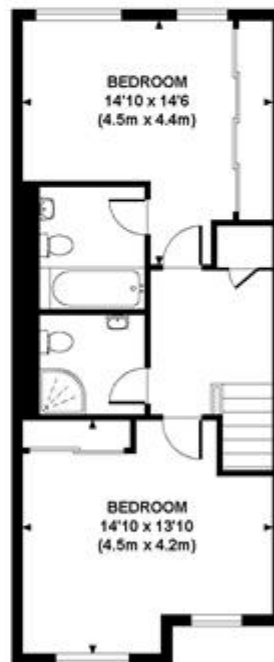
Approximate Gross Internal Area 1689 sq ft / 156.9 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 576 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 576 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 537 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's 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: £1,950 per week

EPC Information

Energy Performance Certificate

19d, Grove End Road, LONDON, NW8 9SD

Dwelling type: Mid-terrace house	Reference number: 8800-6292-5129-1127-6743
Date of assessment: 21 March 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 March 2014	Total floor area: 158 m ²

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:	£ 6,912
Over 3 years you could save	£ 2,421

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 225 over 3 years	<div style="background-color: #0070C0; color: white; padding: 10px; border: 1px solid white; width: 40px; margin: 0 auto;"> You could save £ 2,421 over 3 years </div>
Heating	£ 4,602 over 3 years	£ 3,732 over 3 years	
Hot Water	£ 1,850 over 3 years	£ 534 over 3 years	
Totals	£ 6,912	£ 4,491	

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

Very energy efficient - higher running costs

Current	Potential
44	70

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	£ 891	✔
2 Floor Insulation	£800 - £1,200	£ 180	✔
3 Increase hot water cylinder insulation	£15 - £30	£ 456	✔

See page 3 for a full list of recommendations for this property.

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

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT

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