

Asmunds Hill, Hampstead Garden Suburb London, NW11

We offer this charming three bedroom cottage in the heart of Hampstead Garden Suburb which has recently been modernised. The property benefits from a reception room, dining room, a modern kitchen with integrated dishwasher and fridge freezer. Available Now.



£525 Per Week

T: 020 7431 3777
F: 020 7431 9777
E: info@abacusestates.com
W: www.abacusestates.com

303 West End Lane • West Hampstead • London NW6 1RD
103 Chamberlayne Road • Kensal Rise • London NW10 3NS

Abacus Estates is a trading name for and on behalf of: Lenscane Limited - VAT No: 341 5959 42 - Company No: 1755241
and Abacus Estates (Kensal Rise) Limited - VAT No: 126 4165 29 - Company No: 783857
Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR



Energy Performance Certificate



8, Asmunds Hill
LONDON
NW11 6ET

Dwelling type: Semi-detached house
Date of assessment: 04-Aug-2010
Date of certificate: 05-Aug-2010
Reference number: 0872-2804-6787-9400-0195
Type of assessment: RdSAP, 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	47	49
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
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

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	41	42
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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	403 kWh/m ² per year	395 kWh/m ² per year
Carbon dioxide emissions	7.0 tonnes per year	6.9 tonnes per year
Lighting	£110 per year	£55 per year
Heating	£1080 per year	£1092 per year
Hot water	£119 per year	£119 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 temperature, 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.

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.

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.