

Savernake Road, South End Green.

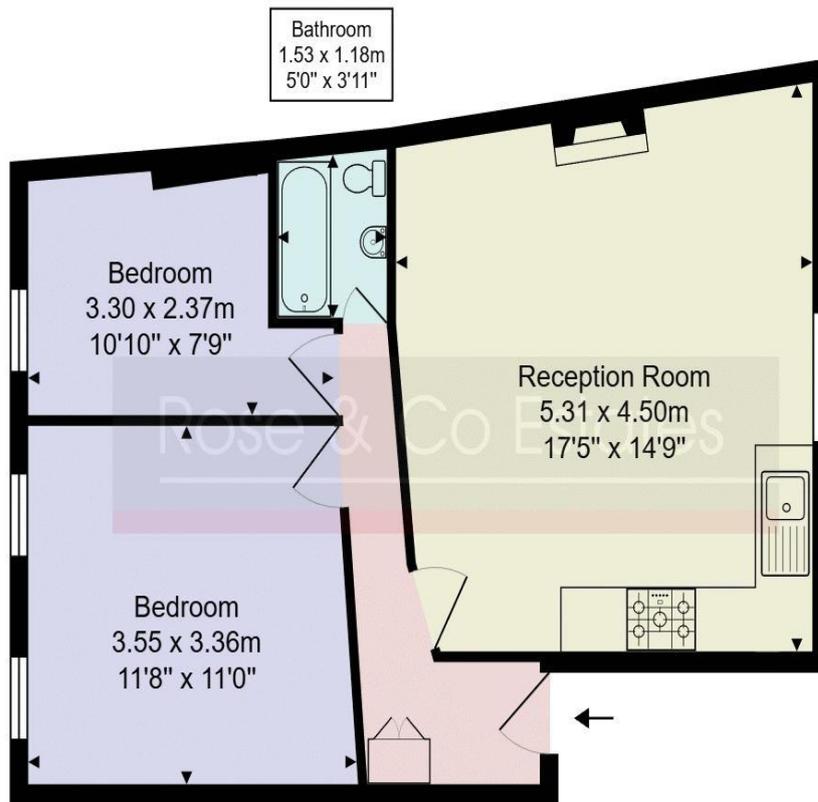


- Newly refurbished 2nd floor 2 bedroom flat in this period house on Savernake Road In the heart of South End Green
- Reception with open plan well fitted kitchen. Utility cupboard. Great aspects on to Savernake Road and Shirlock Road
- Call joint sole agents Rose & Co Estates 020 7372 8488
- Ideal for Hampstead Heath overground station, Royal Free Hospital, Parliament Hill and Camden Town Centre
- EPC: C. Council tax Band: E. Share of freehold 999 year lease from 2025
- The images displayed have been digitally enhanced with superimposed furnishings and decor to help illustrate the potential of each space. These



**Asking Price £695,000 Subject to Contract**

# Savernake Road, NW3



**Second Floor**



Approximate Gross Internal Area = 47.6 m<sup>2</sup> ... 512 ft<sup>2</sup>

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IMPS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

# Energy performance certificate (EPC)

Flat D 87 Savernake Road LONDON NW3 2LG	Energy rating <b>C</b>	Valid until: <b>29 May 2035</b>
		Certificate number: <b>0320-2901-6050-2825-4961</b>

Property type	Mid-floor flat
Total floor area	48 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

