



**ST MARY ABBOTS COURT
LONDON
LONDON
W14 8RD**

LIFT * PORTER * GREAT LOCATION

PRICE: £450 per week



Malvern Court, Onslow Square, SW7 3HU
alexander@malverns.co.uk
020 7589 8122



Energy Performance Certificate



Flat 111 St. Mary Abbots Court, Warwick Gardens, LONDON, W14 8RD
Dwelling type: Mid-floor flat Reference number: 0728-2832-7256-9204-1821
Date of assessment: 02 May 2014 Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 May 2014 Total floor area: 94 m²

Use this document to:

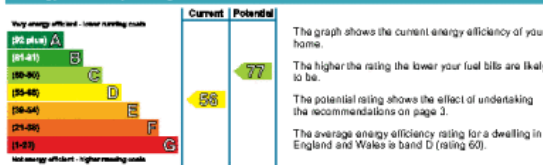
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,287
Over 3 years you could save	£ 1,587

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 174 over 3 years	
Heating	£ 2,361 over 3 years	£ 879 over 3 years	
Hot Water	£ 627 over 3 years	£ 627 over 3 years	
Totals	£ 3,267	£ 1,680	

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



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 Internal or external wall insulation	£4,000 - £14,000	£ 1,197	✓
2 Draught proofing	£80 - £120	£ 66	✓
3 Low energy lighting for all fixed outlets	£40	£ 87	✓

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/learn/energy 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.

Energy Performance Certificate



Flat 111 St. Mary Abbots Court, Warwick Gardens, LONDON, W14 8RD
Dwelling type: Mid-floor flat Reference number: 0728-2832-7256-9204-1821
Date of assessment: 02 May 2014 Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 May 2014 Total floor area: 94 m²

Use this document to:

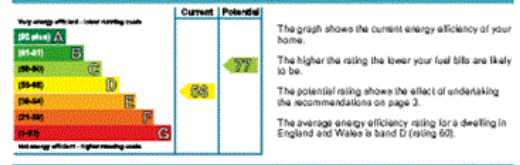
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,287
Over 3 years you could save	£ 1,587

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 174 over 3 years	
Heating	£ 2,361 over 3 years	£ 879 over 3 years	
Hot Water	£ 627 over 3 years	£ 627 over 3 years	
Totals	£ 3,267	£ 1,680	

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



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 Internal or external wall insulation	£4,000 - £14,000	£ 1,197	✓
2 Draught proofing	£80 - £120	£ 66	✓
3 Low energy lighting for all fixed outlets	£40	£ 87	✓

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/learn/energy 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.

Viewing: Strictly by appointment with Malverns. Important notice Malverns and their clients give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as