

Asmuns 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

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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: 1264165 29 - Company No: 7838571 Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR











Energy Performance Certificate



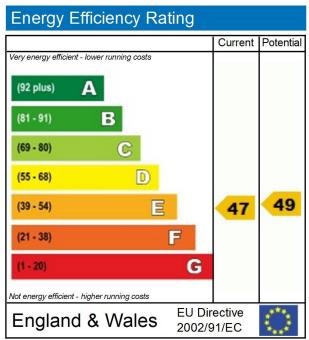
8, Asmuns Hill LONDON NW11 6ET Dwelling type: Semi-detached house

Date of assessment: 04-Aug-2010 Date of certificate: 05-Aug-2010

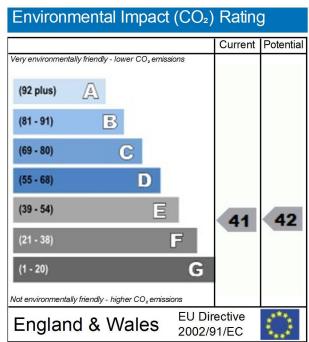
Reference number: 0872-2804-6787-9400-0195 Type of assessment: RdSAP, existing dwelling

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.



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.



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/m² per year | 395 kWh/m² 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.