

Agamemnon Road, West Hampstead London, NW6

We are pleased to offer this two double bedroom apartment set on the second floor of this period conversion. Accommodation comprises two double bedrooms, bright reception room separate kitchen and family bathroom. Located in a quiet road in the popular Fortune Green area, close to shops and transport. Available end October.



£395 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: 126 41 65 29 - Company No: 7838571
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Energy Performance Certificate

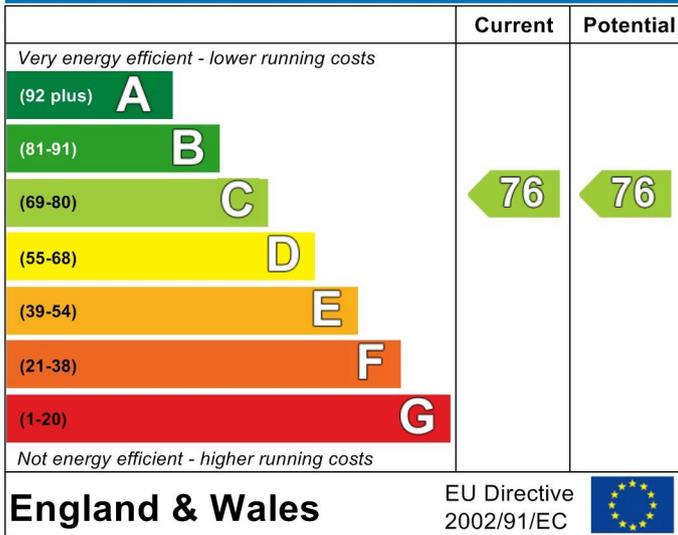


Flat 4, 18 Agamemnon Road
LONDON
NW6 1DY

Dwelling type: Mid-floor flat
Date of assessment: 26 March 2011
Date of certificate: 01 April 2011
Reference number: 0583-2856-6771-9429-8271
Type of assessment: RdSAP, existing dwelling
Total floor area: 43 m²

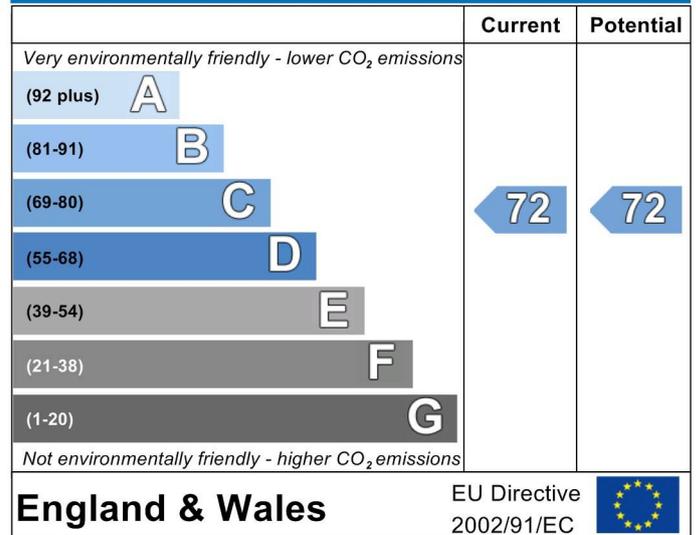
This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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



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	260 kWh/m ² per year	260 kWh/m ² per year
Carbon dioxide emissions	1.9 tonnes per year	1.9 tonnes per year
Lighting	£23 per year	£23 per year
Heating	£333 per year	£317 per year
Hot water	£91 per year	£91 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 temperatures, 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.



Certification mark

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.