

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are pleased to offer for rental this stunning two bedroom extended Victorian terrace house ideally situated for Wanstead High Street with its array of shops, restaurants and both Snaresbrook and Wanstead Central Line stations. The property has a spacious lounge, large modern fitted kitchen/diner, ground floor WC, two bedrooms, modern fitted bathroom and a landscaped rear garden. Available 21st October 2017 - Unfurnished



**Chaucer Road
London, E11**

**Monthly Rental Of
£1,950**

Energy Performance Certificate

Chaucer Road, LONDON, E11 2RE

Dwelling type: Mid-terrace house
Date of assessment: 26 August 2014
Date of certificate: 26 August 2014


Reference number: 2768-5082-7238-1314-3924
Type of assessment: RdSAP, existing dwelling
Total floor area: 92 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

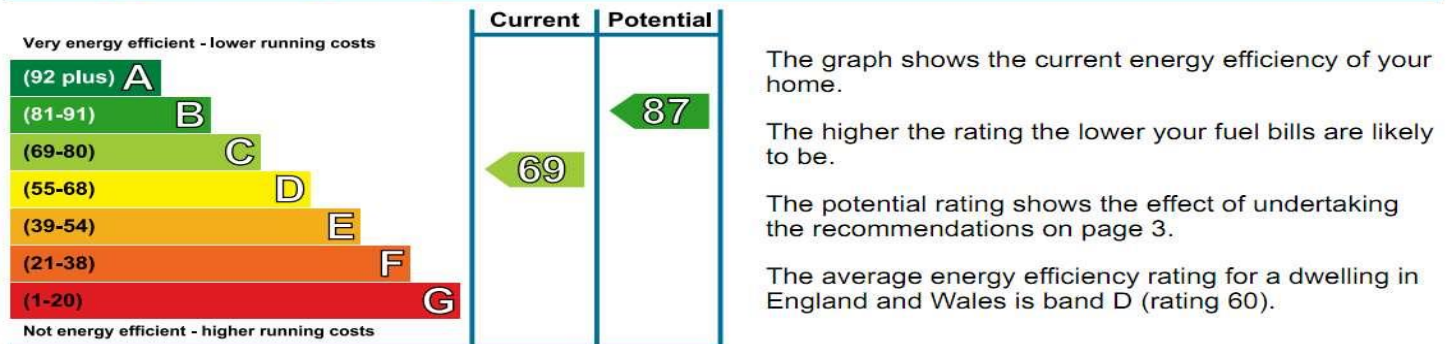
Estimated energy costs of dwelling for 3 years:	£ 2,328
Over 3 years you could save	£ 678

Estimated energy costs of this home



	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 168 over 3 years	
Heating	£ 1,734 over 3 years	£ 1,266 over 3 years	
Hot Water	£ 303 over 3 years	£ 216 over 3 years	
Totals	£ 2,328	£ 1,650	

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	£ 348	
2 Floor Insulation	£800 - £1,200	£ 66	
3 Low energy lighting for all fixed outlets	£30	£ 108	

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/savingenergy 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.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tenant Fees

- £280.00: Administration Fee, contribution to contract and paperwork per property (non-refundable)
- £40.00: Homelet reference fee per person (non-refundable) six-week deposit and one-month rent in advance due the day before the move to avoid any delays.
 - £60.00: Contract Renewal fee
- Check Out Fee: e.g. £70.00 for a one bed flat - £95.00 for a three-bedroom house to be advised at point of offer.
 - £200.00 Lease reassignment fee plus any landlord disbursements.

27 Gobions Avenue, Romford, RM5 3SS

Tel: 01708 76 77 99 | Email: enquiries@cbestatesltd.co.uk | Web: cbestatesltd.co.uk