



**ENGEL JACOBS**  
**LONDON+HERTS**



- **Top Floor Flat**
- **2 Bedrooms**
- **2 Bathrooms (1 En-Suite)**
- **Lift**
- **Underground Parking Space**
- **Sought After Bentley Grove Estate**



**Brightwen Grove**  
Stanmore

**Monthly Rental Of**  
**£1,399**

## Hallway

Laminate floor throughout, video entry phone, radiator, spotlights.

## Bedroom 1 14' 11" x 9' 2" (4.54m x 2.79m)

Carpeted throughout, fitted wardrobes, radiator, fitted blinds.

## En-suite

Tiled floor, partly tiled walls, shower cubicle with rain shower, low level WC, pedestal hand wash basin with mixer tap, heated towel rail, spotlights.

## Bedroom 2 11' 6" x 7' 4" (3.50m x 2.23m)

Carpeted throughout, fitted blinds, radiator.

## Reception 15' 1" x 11' 2" (4.59m x 3.40m)

Laminate floor throughout, fitted blinds to windows and doors to terrace, spotlights.


## Kitchen 9' 10" x 7' 3" (2.99m x 2.21m)

Fitted units both wall mounted and base, integrated De Dietrich oven, integrated fridge/freezer, John Lewis washing machine, integrated De Dietrich dishwasher, tiled floor, spotlights.

## Bathroom

Low level WC, pedestal hand wash basin with mixer tap, bath with handheld shower, tiled floor, partly tiled walls, heated towel rail, spotlights.

### Energy Performance Certificate



Flat 31 Cunard Court Brightwen Grove STANMORE HA7 4WY	Dwelling type: Top floor flat Date of assessment: 6 June 2008 Date of certificate: 6 June 2008 Reference number: 0742-2886-6568-0008-3931 Total floor area: 60 m <sup>2</sup>
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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 (CO<sub>2</sub>) emissions.

#### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	82	84
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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 (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	81	82
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	149 kWh/m <sup>2</sup> per year	142 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.5 tonnes per year	1.4 tonnes per year
Lighting	£44 per year	£26 per year
Heating	£174 per year	£177 per year
Hot water	£63 per year	£63 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

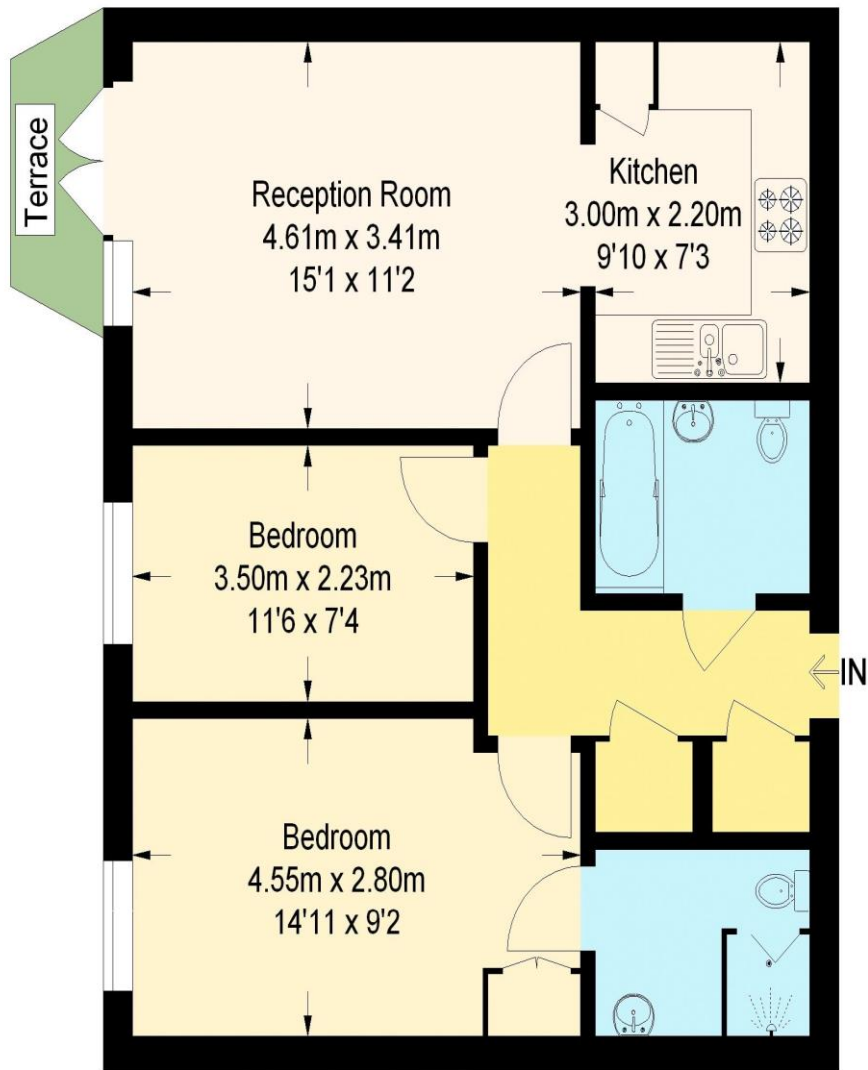
To see how this home can achieve its potential rating please see the recommended measures.

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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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### Third Floor



**ENGEL JACOBS**  
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Approximate Gross Internal Area  
61.1 sq m / 658 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID345705)