



ENGEL JACOBS  
LONDON+HERTS



- Double Bedroom
- 1st Floor Flat
- Double Glazed
- Spacious Kitchen/Lounge
- Off Street Parking for 1 Vehicle
- Modern Bathroom



Sevington Road  
London

£299,950



## Hallway

Laminate Flooring throughout

## Kitchen

Fitted units, both wall mounted and base, ample work surface area, integrated oven with gas hob, laminate flooring

## Lounge 17' 0" x 15' 5" (5.18m x 4.70m)

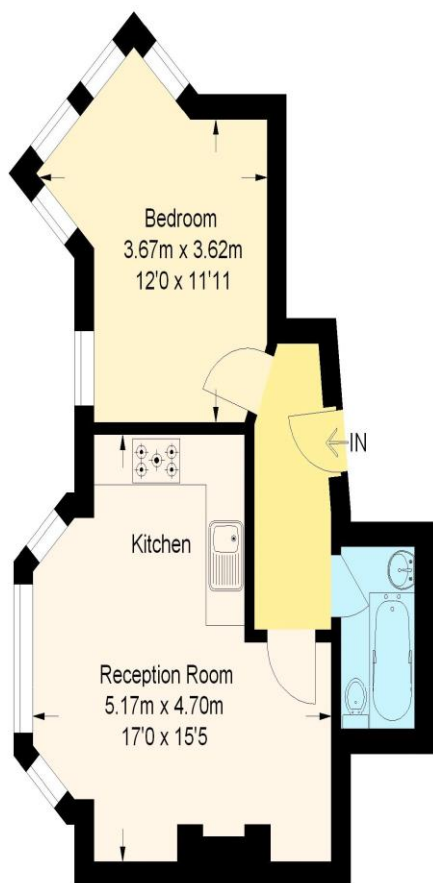
Open plan lounge/kitchen, laminate flooring, radiator under bay window

## Bedroom 12' 0" x 11' 11" (3.65m x 3.63m)

Laminate flooring, radiator

## Bathroom

Tiled, bath unit with overhead shower, low level WC, pedestal hand wash basin



### First Floor



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## Hirani Court

Approximate Gross Internal Area = 37.4 sq m / 403 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID321177)

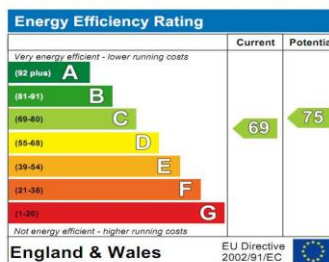
### Energy Performance Certificate



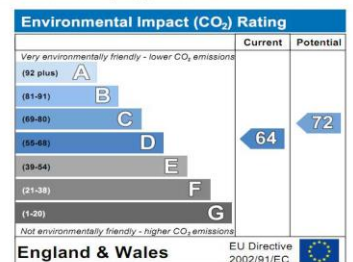
Flat 4 Hirani Court, 59a, Sevington Road  
LONDON  
NW4 3RY

Dwelling type: Mid-floor flat  
Date of assessment: 04 November 2008  
Date of certificate: 04 November 2008  
Reference number: 8908-6329-5379-6334-1002  
Total floor area: 37 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (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	359 kWh/m <sup>2</sup> per year	283 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.2 tonnes per year	1.7 tonnes per year
Lighting	£31 per year	£16 per year
Heating	£298 per year	£261 per year
Hot water	£65 per year	£53 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.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
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)