

# ESTATE AGENTS

## Residential Sales & Lettings

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Sunningdale Gardens, Kingsbury, London. NW9 9NB

**1,350 Monthly \* Subject To Contract**

- 2 Bedroom
- Duplex Apartment
- Gas Central Heating
- Double Glazed
- Communal Gardens
- Close To Shops & Public Transport Facilities

Ref: PRA10082

Viewing Instructions:



These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract.

 **OnTheMarket.com**  
coming January 2015

## General Description

Available to let is this 2 bedroom duplex apartment in Kingsbury, close to local shops and transport facilities. The property is available August 2019 and benefits from communal gardens, gas central heating and double glazing. Internal inspection is recommended via agents Melvin Jacobs 0208 381 2908

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## Accommodation

### Not Specified

Available to let is this 2 bedroom duplex apartment in Kingsbury, close to local shops and transport facilities. The property is available September 2012 and benefits from communal gardens, gas central heating and double glazing. Internal inspection is recommended via agents Melvin Jacobs on 202 8381 2908

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## Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:67

## Tenure

We are informed that the tenure is

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*

# Energy Performance Certificate



24, Sunningdale Gardens, LONDON, NW9 9NB

Dwelling type: Top-floor maisonette

Date of assessment: 06 January 2016

Date of certificate: 06 January 2016

Reference number: 8906-1564-7129-1307-3963

Type of assessment: RdSAP, existing dwelling

Total floor area: 66 m<sup>2</sup>

## 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

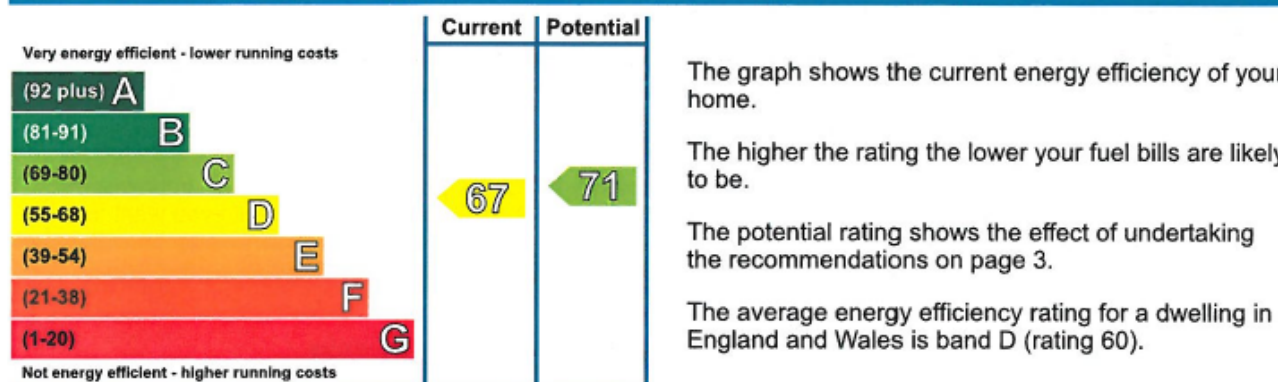
|                                                 |         |
|-------------------------------------------------|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,959 |
| Over 3 years you could save                     | £ 273   |

## Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 141 over 3 years   | £ 141 over 3 years   |                          |
| Heating       | £ 1,509 over 3 years | £ 1,236 over 3 years |                          |
| Hot Water     | £ 309 over 3 years   | £ 309 over 3 years   |                          |
| <b>Totals</b> | <b>£ 1,959</b>       | <b>£ 1,686</b>       |                          |

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 Cavity wall insulation | £500 - £1,500   | £ 273                        |                           |

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.