

# ESTATE AGENTS

## Residential Sales & Lettings

45/47 Manor Park Crescent, Edgware, Middlesex, Ha8 7LY  
Fax 020 8381 3136

[www.melvinjacobs.com](http://www.melvinjacobs.com)



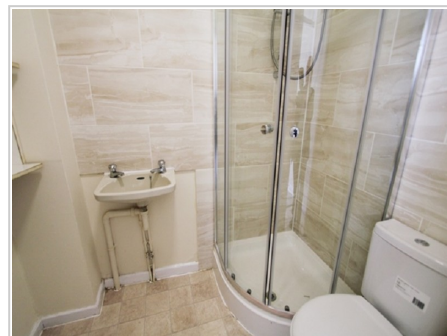
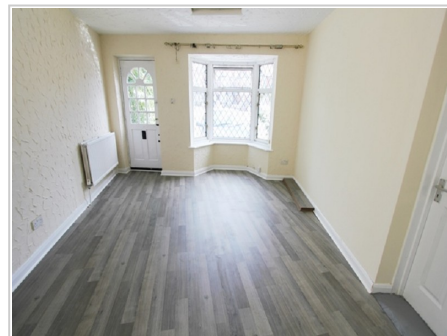
Green Lane, Edgware, Greater London.  
HA8 7PW

**£1,050.00 Per Calendar Month**

- Studio With All Bills Included
- Gas Radiator Heating
- Available Now
- Unfurnished
- Close To All Amenities
- Double Glazed
- Call To View Now 020 8381 2908

Ref: PRA10566

Viewing Instructions: Strictly By Appointment Only



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 immediately is this ground floor studio, recently redecorated, and inclusive of bills. The property has gas central heating and is within close proximity to both Edgware's train station, shopping facilities and all local amenities. Call now to view on 020 8381 2908

## Accommodation

### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:54



*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



3, Green Lane, EDGWARE, HA8 7PW

Dwelling type: Semi-detached house  
Date of assessment: 06 December 2015  
Date of certificate: 11 December 2015

Reference number: 8685-7222-4549-1126-5902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 120 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

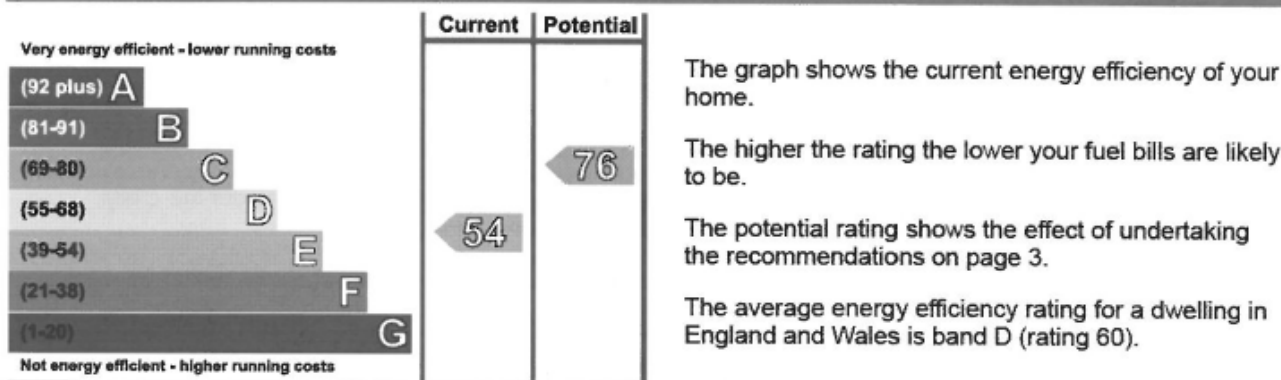
Estimated energy costs of dwelling for 3 years:	£ 4,353
Over 3 years you could save	£ 1,389

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 207 over 3 years	
Heating	£ 3,576 over 3 years	£ 2,514 over 3 years	
Hot Water	£ 363 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 4,353</b>	<b>£ 2,964</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 Internal or external wall insulation	£4,000 - £14,000	£ 573	✓
2 Low energy lighting for all fixed outlets	£50	£ 174	
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 522	✓

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](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.