

Quality homes for discerning people

10 Langford Court, Langford Place, Abbey Road, St John's Wood, NW8 9DN

1 Double Bed Ground Floor flat in premier portered mansion block moments from St. John's Wood High Street. Rent includes heating and hot water.

Features:

Fully equipped compact kitchen with dishwasher, washer-dryer and microwave

Lounge/ Diner with deluxe leather sofa bed and 6 person dining table

Recently refitted luxury bedroom with wardrobes and extensive storage space

Wood Flooring throughout

Fully furnished

Ideal for a single person or a couple

Less than 1 mile from LBS. Next to bus stop and 3 min walk to St. John's Wood underground station

Available from 20th August for 1 year

Rent £375 per week/ £1,625 per calendar month (including hot water & heating)

Deposit £1,875 (5 weeks)

A 3d tour of the property can be seen at: <https://players.cupix.com/p/hiYXk8ls>



Capital House, 114-115 Tottenham Court Road, London, W1T 5AH

Freephone: 0800 083 9374 Email: info@luxurydigs.co.uk

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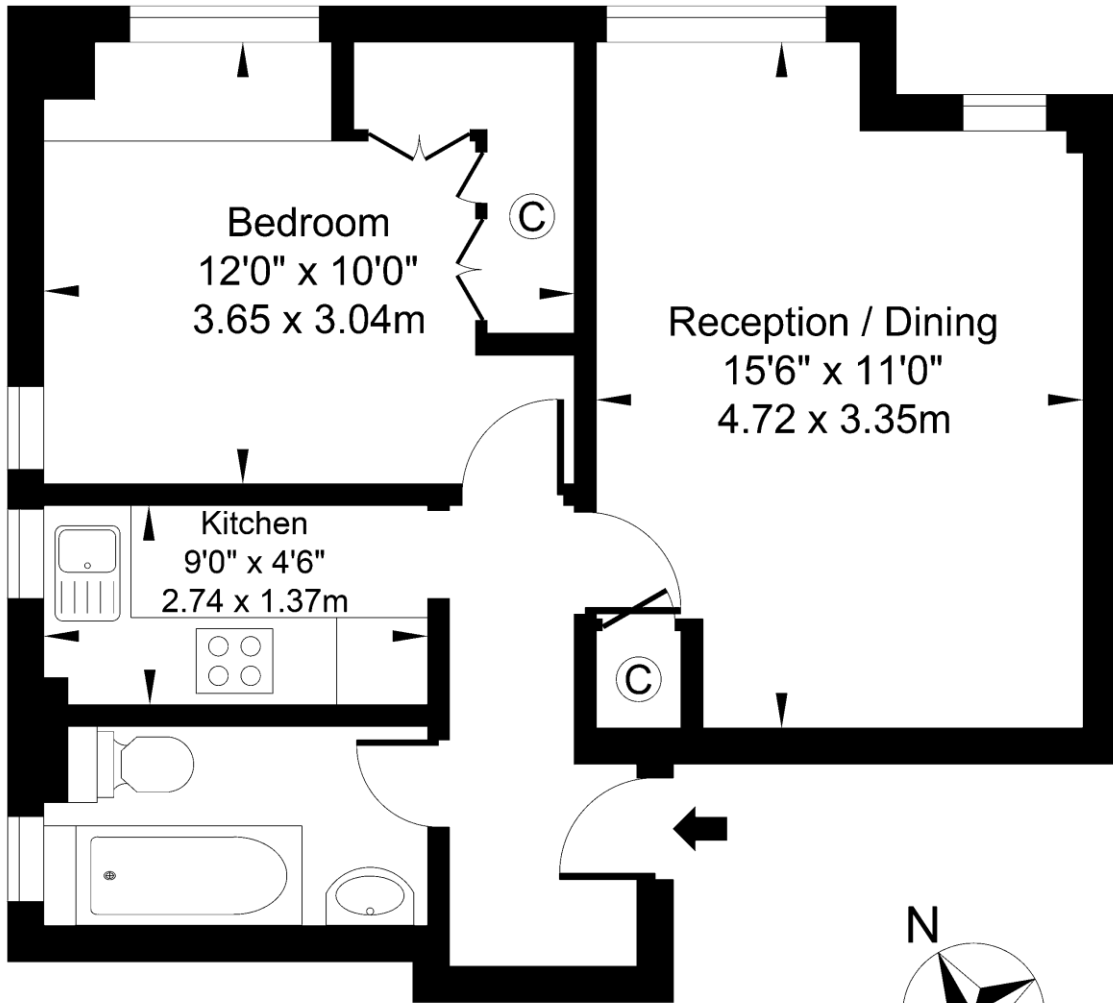


Please contact info@luxurydigs.co.uk for further details

<http://www.luxurydigs.co.uk/property/1-bed-flat-st-johns-wood-london-nw8-375pw/>

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Langford Ct, 22 Abbey Rd, NW8 9DN
Approx. Gross Internal Area 416.77 Sq Ft - 38.72 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2017

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Energy Performance Certificate



Flat 10 Langford Court
22, Abbey Road
LONDON
NW8 9DN

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Total floor area:

Ground-floor flat
29 September 2009
30 September 2009
2618-6071-6241-6281-1010
37 m²

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 (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>					<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
	60	61		39	39		
England & Wales EU Directive 2002/91/EC			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	504 kWh/m ² per year	499 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	4.1 tonnes per year
Lighting	£29 per year	£19 per year
Heating	£359 per year	£362 per year
Hot water	£192 per year	£192 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.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's 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