



Old Church Lane Stanmore HA7

£1,950 Per Month - Available 17/08/2019



A well presented three double bedroom semi-detached family home located on the extremely popular Old Church Lane.

Semi-detached house | Three double bedrooms | Large four piece bathroom | Parking for two cars | Available now.

Description

A characteristic three bedroom semi detached house in Stanmore. The property provides fantastic living accommodation, a large period kitchen with dining area and traditional wood flooring, with French doors leading out to a well-maintained garden. There is a downstairs W/C and driveway parking for two cars. The upstairs provides three double bedrooms, the master bedroom benefiting from a walk-in-wardrobe. There is a large four piece family bathroom with traditional free-standing bathtub. The property is located on Old Church Lane, close to local amenities, offered unfurnished and available immediately.

Furnishing

Unfurnished



Bathroom



Photo8


Preston Bennett in association with Hamptons International

37-41 Church Road

Stanmore HA7 4AA

Lettings. 020 86184555 - lettings@prestonbennett.co.uk

www.prestonbennett.co.uk www.hamptons.co.uk

Energy Performance Certificate 

72, Old Church Lane, STANMORE, HA7 2RP

Dwelling type: Semi-detached house Reference number: 0650-2877-7545-0208-2081
 Date of assessment: 03 April 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 April 2018 Total floor area: 136 m²

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:	£ 4,410
Over 3 years you could save	£ 1,134

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 213 over 3 years	
Heating	£ 3,663 over 3 years	£ 2,742 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 4,410	£ 3,276	You could save £ 1,134 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 732
2 Floor insulation (suspended floor)	£800 - £1,200	£ 216
3 Low energy lighting for all fixed outlets	£ 105	£ 166

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

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