



 2
Bedrooms

 2
Bathrooms



Guide price £325,000
23 Fortune Avenue, HA8



Everstar Properties is pleased present this 2 bed flat with 2 bath in Edgware.

The property comprise:

* Master Ensuite bedroom (shower Room)

* Regular bed size room

* Open plan kitchen

* Spacious living room

* Second floor

* Basement Carpark

*Lift is available

Very close to local amenities and right next to Edgware Hospital

Tenure : 113 year lease remaining

###Chain free ###

Call us now to book your viewings

Loung/Kitchen 6.90m x 4.20m (22.64ft x 13.78ft)

Bedroom2 3.60m x 2.50m (11.81ft x 8.20ft)

Master bedroom 3.60m x 2.70m (11.81ft x 8.86ft)



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23 Fortune Avenue, HA8

Energy Performance Certificate

Flat 40 Dorcas Court, 23, Fortune Avenue, EDGWARE, HA8 9FJ

Dwelling type: Mid-floor flat Reference number: 9747-2869-6397-9904-2571
 Date of assessment: 01 November 2014 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 01 November 2014 Total floor area: 59 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: £ 1,227

Over 3 years you could save £ 159

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 129 over 3 years	
Heating	£ 801 over 3 years	£ 684 over 3 years	
Hot Water	£ 252 over 3 years	£ 255 over 3 years	
Totals	£ 1,227	£ 1,068	You could save £ 159 over 3 years

These figures show how much the average households 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 Draught proofing	£90 - £120	£ 41
2 Low energy lighting for all fixed outlets	£20	£ 36
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 81

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

Page 1 of 4

