

# Rose & Co Estates

Savernake Road, South End Green.



- Raised ground floor studio flat in this period house on Savernake Road In the heart of South End Green
- New double glazed windows. Built in wardrobe housing boiler, fridge, washing machine. High ceiling
- Call Joint Sole Agents Rose & Co Estates 020 7372 8488
- Ideal for Hampstead Heath overground station, Royal Free Hospital, Parliament Hill and Camden Town Centre
- Studio room with open plan kitchenette shower room. EPC:D Council Tax Band: C. New Lease 999 years. Share of Freehold.



**Asking Price £350,000 Subject to Contract**

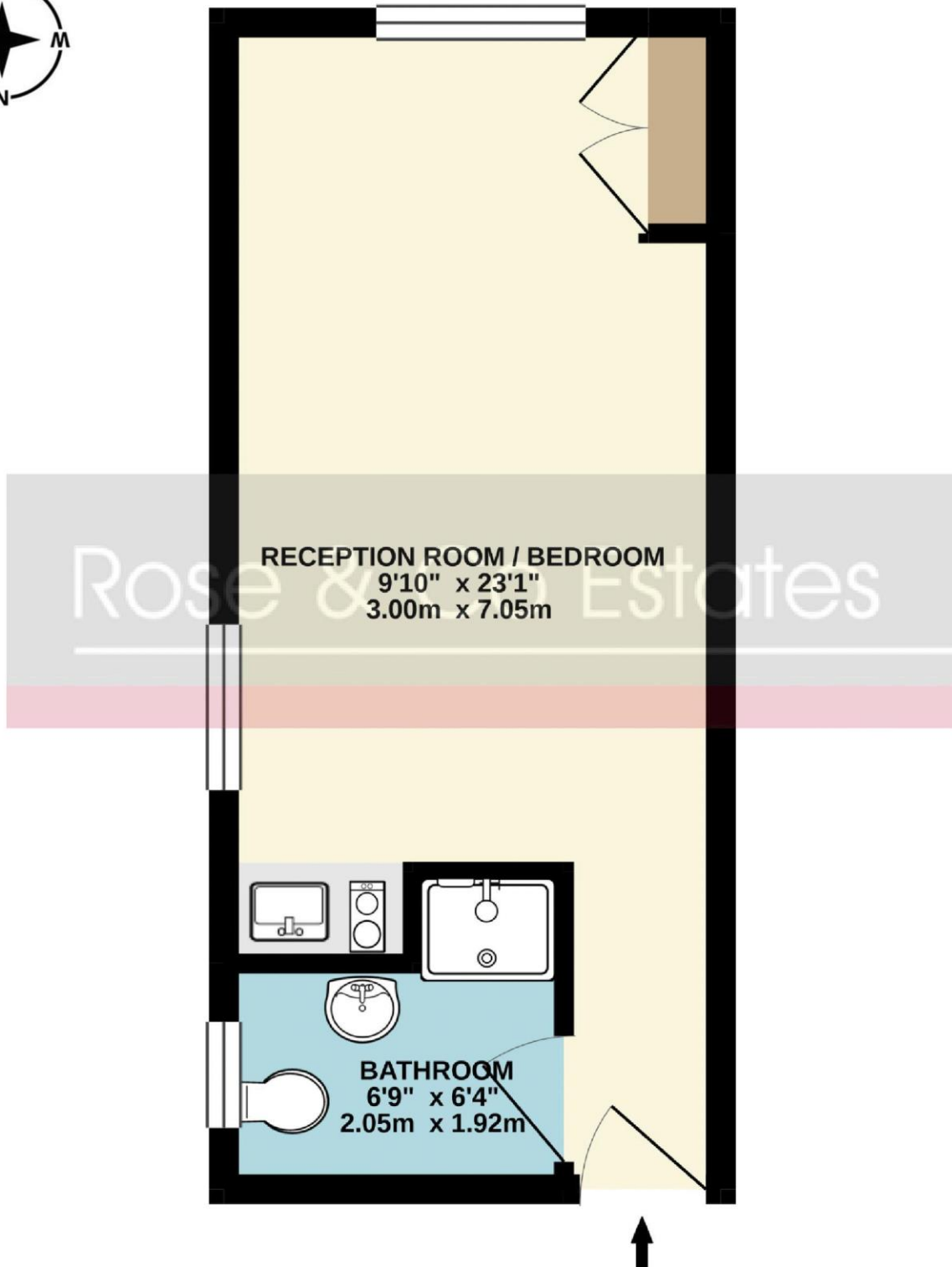
Savernake Road, NW3

Approx. Gross Internal Area:

228 sq. ft.

21.1 sq. m.

First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, wardrobes, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

# Energy performance certificate (EPC)

Mezzanine Studio  
87 Savernake Road  
LONDON  
NW3 2LG

Energy rating

**D**

Valid until: **22 April 2027**

Certificate number: **0352-2800-7776-9973-6875**

Property type

Mid-floor flat

Total floor area

21 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   <b>C</b>
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		