Uxbridge Road, UB4
£995 per month, For long let

Do not miss this!
3/ 4 double bedroom split level flat above shopping parade on the main uxbridge road, gas central heating, part double glazed,
Earliest viewing recommended to avoid disappointment!
broads property services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.
Long Description

Do not miss this!
3/4 double bedroom split level flat above shopping parade on the main Uxbridge road, gas central heating, part double glazed,
Earliest viewing recommended to avoid disappointment!

Tenant fees:
On acceptance of an offer we will ask you to pay a holding deposit of £500 incl. VAT.
A referencing fee of £150 incl. VAT for each adult 18+ which is non-refundable should you not pass the referencing.
Should a guarantor be required, there is an additional charge of £90 incl. VAT.
Should you decide not to proceed with the tenancy, provide misleading information or fail to provide all the necessary information to proceed within a responsible time frame (48 hours) the holding deposit will be forfeited.
Inventory, check in and cleaning fees may also apply however these are based on individual circumstances and obtaining quotations.
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**

- Very energy efficient - lower running costs
  - (92 plus) A
  - (81-91) B
  - (69-80) C
  - (55-68) D
  - (39-54) E
  - (21-38) F
  - (1-20) G

**Environmental Impact (CO₂) Rating**

- Very environmentally friendly - lower CO₂ emissions
  - (92 plus) A
  - (81-91) B
  - (69-80) C
  - (55-68) D
  - (39-54) E
  - (21-38) F
  - (1-20) G

**England & Wales**

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.

**England & Wales**

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**

<table>
<thead>
<tr>
<th>Category</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy use</td>
<td>323 kWh/m² per year</td>
<td>314 kWh/m² per year</td>
</tr>
<tr>
<td>Carbon dioxide emissions</td>
<td>3.2 tonnes per year</td>
<td>3.1 tonnes per year</td>
</tr>
<tr>
<td>Lighting</td>
<td>£64 per year</td>
<td>£32 per year</td>
</tr>
<tr>
<td>Heating</td>
<td>£502 per year</td>
<td>£508 per year</td>
</tr>
<tr>
<td>Hot water</td>
<td>£99 per year</td>
<td>£99 per year</td>
</tr>
</tbody>
</table>

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It’s a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling’s energy performance.
About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: STRO003430
Assessor's name: Amerik Hunjan
Company name/trading name: Middlesex EPC Services
Address: 950 Uxbridge Road, MIDDLESEX, UB4 0RL
Phone number: 02085691151
Fax number: 02085692641
E-mail address: a.hunjian@hotmail.co.uk
Related party disclosure: None

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.stroma.com together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use ‘standard occupancy’ assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK’s carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Department for Communities and Local Government website at www.communities.gov.uk/epbd to:

• Find how to confirm the authenticity of an energy performance certificate
• Find how to make a complaint about a certificate or the assessor who produced it
• Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
• Learn more about energy efficiency and reducing energy consumption

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Stroma 1.3.0.0 (SAP 9.83)
### Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home’s energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. ‘Assumed’ means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
<th>Current Performance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Energy efficiency</td>
<td>Environmental</td>
</tr>
<tr>
<td>Walls</td>
<td>Solid brick, as built, no insulation (assumed)</td>
<td>Very poor</td>
<td>Very poor</td>
</tr>
<tr>
<td>Roof</td>
<td>Pitched, no insulation (assumed)</td>
<td>Very poor</td>
<td>Very poor</td>
</tr>
<tr>
<td>Floor</td>
<td>(other premises below)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Windows</td>
<td>Fully double glazed</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Main heating</td>
<td>Boiler and radiators, mains gas</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Main heating controls</td>
<td>Programmer and room thermostat</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Secondary Heating</td>
<td>None</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Hot water</td>
<td>From main system</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Lighting</td>
<td>No low energy lighting</td>
<td>Very poor</td>
<td>Very poor</td>
</tr>
</tbody>
</table>

**Current energy efficiency rating**  
D 64

**Current environmental impact (CO₂) rating**  
D 59

See addendum on the last page relating to items in the table above.

**Low and zero carbon energy sources**

None
## Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

<table>
<thead>
<tr>
<th>Lower cost measures (up to £500)</th>
<th>Typical savings per year</th>
<th>Performance ratings after improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Low energy lighting for all fixed outlets</td>
<td>£25</td>
<td>D 66</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£25</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Potential energy efficiency rating**  
D 66

**Potential environmental impact (CO₂) rating**  
D 60

### Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

<table>
<thead>
<tr>
<th>Further measures</th>
<th>Typical savings per year</th>
<th>Enhanced energy efficiency rating</th>
<th>Enhanced environmental impact (CO₂) rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 50 mm internal or external wall insulation</td>
<td>£77</td>
<td>C 71</td>
<td>D 66</td>
</tr>
</tbody>
</table>

**Enhanced energy efficiency rating**  
C 71

**Enhanced environmental impact (CO₂) rating**  
D 66

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by reduced carbon dioxide (CO₂) emissions.
About the cost effective measures to improve this home’s performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

2 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you’re not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

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.
Addendum

The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.

The water heating in this property is from a range cooker. A room heater using the same fuel, which gives similar ratings, was used for the assessment.