

LYTTLETON ROAD, HAMPSTEAD GARDEN SUBURB, N2 £599,950, Freehold



***GOOD SIZE SELF CONTAINED GROUND FLOOR
MAISONETTE IN HIGHLY SOUGHT AFTER AREA**

*This spacious property offers 3 bedrooms, a good size reception and its own garden with direct access. The accommodation provides some 858 sq ft of space with own front door leading to the entrance hall which provides the access to the 3 bedrooms, lounge, kitchen and bathroom

*To the rear is a wide rear garden which is private to this flat but with side access





Lyttleton Road N2



Approx. Gross Internal Area: 858 ft² ... 79.7 m²



All measurements and areas are approximate only.
 Dimensions are not to scale. This plan is for guidance
 only and must not be relied upon as a statement of fact.
 (c) Peninsula Surveys Ltd

Dreamview Estates 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

LYTTLETON ROAD, HAMPSTEAD GARDEN SUBURB, LONDON, N2 0DQ

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*To the rear is a wide rear garden which is private to this flat but with side access

*There is some shared use of parking to the side of the flat but it is not demised

*PRICE: £599,950 FREEHOLD

Energy Performance Certificate

Lyttelton Road, LONDON, N2 0DQ

Dwelling type: Ground-floor maisonette
Date of assessment: 22 March 2019
Date of certificate: 25 March 2019

Reference number: 2628-5052-7277-4461-5990
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 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:

£ 2,310

Over 3 years you could save

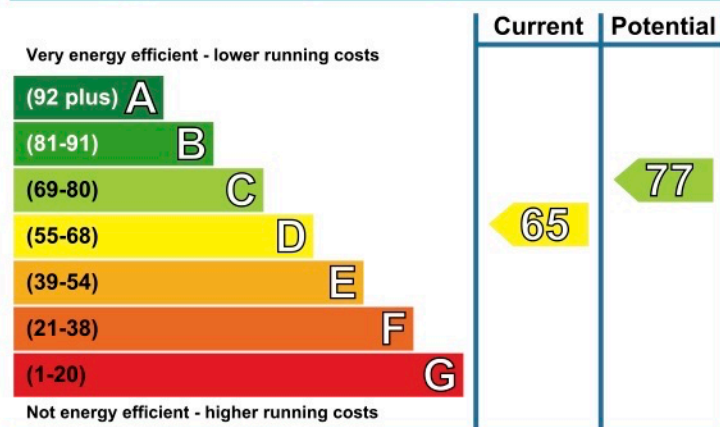
£ 858

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 186 over 3 years	
Heating	£ 1,632 over 3 years	£ 954 over 3 years	
Hot Water	£ 309 over 3 years	£ 312 over 3 years	
Totals	£ 2,310	£ 1,452	

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	£ 492
2 Floor insulation (suspended floor)	£800 - £1,200	£ 204
3 Low energy lighting for all fixed outlets	£60	£ 162

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.