



ENGEL JACOBS
LONDON+HERTS



- 3 Bedrooms
- Large Lounge/Dining Room
- Large Ensuite
- Large Kitchen/Diner
- Double Storey Extension
- Potential For Further Conversion Into Loft



Balmoral Drive
Borehamwood

£485,000

Entrance Hall

Kitchen 21' 10" x 9' 4" (6.65m x 2.84m)

Lounge/Diner 36' 8" x 11' 6" (11.17m x 3.50m)

Bedroom 12' 5" x 11' 7" (3.78m x 3.53m)


En-suite

Bedroom 13' 0" x 10' 0" (3.96m x 3.05m)

Bedroom 10' 0" x 7' 0" (3.05m x 2.13m)

Garden 27' 0" x 26' 10" (8.22m x 8.17m)

Energy Performance Certificate



136, Balmoral Drive, BOREHAMWOOD, WD6 2QS


Dwelling type: Semi-detached house **Reference number:** 9838-3034-6281-7077-8950
Date of assessment: 17 September 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 17 September 2013 **Total floor area:** 86 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

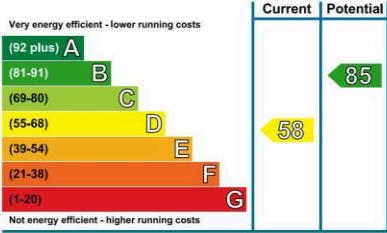
Estimated energy costs of dwelling for 3 years:	£ 2,820
Over 3 years you could save	£ 1,191

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 150 over 3 years	
Heating	£ 1,968 over 3 years	£ 1,251 over 3 years	
Hot Water	£ 564 over 3 years	£ 228 over 3 years	
Totals	£ 2,820	£ 1,629	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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.

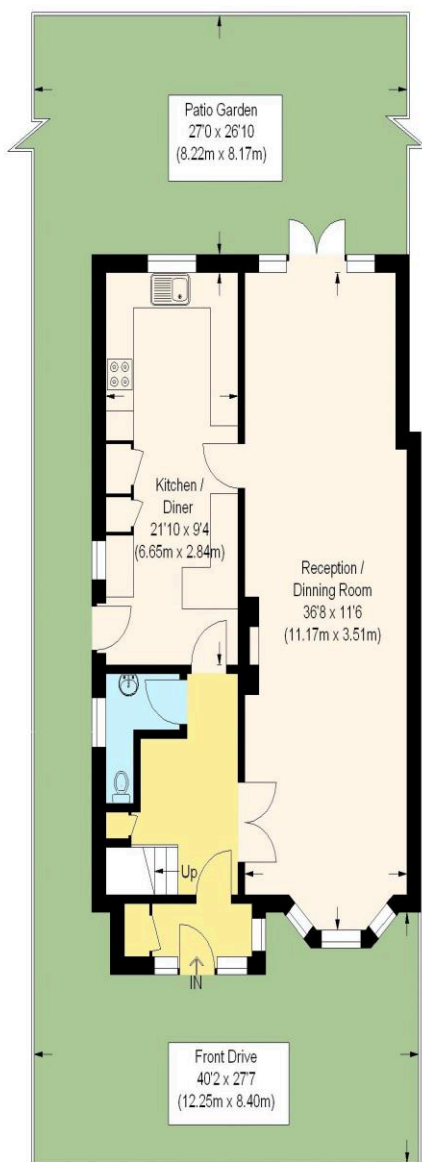
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

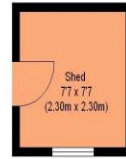
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 126	
2 Floor Insulation	£800 - £1,200	£ 147	
3 Low energy lighting for all fixed outlets	£110	£ 111	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

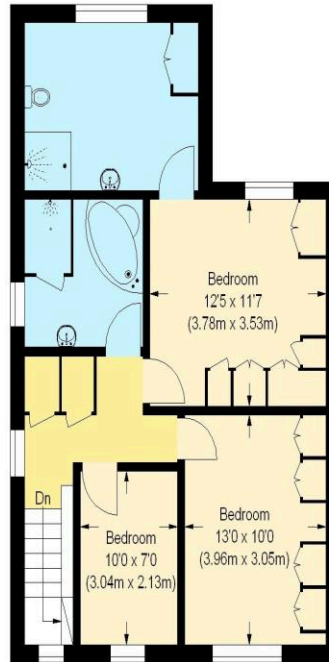


Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



First Floor



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Balmoral Drive

Approximate Gross Internal Area (Excluding Outbuilding)
132.0 sq m / 1421 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID 280622)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.