

**Salter  
Rex** LLP

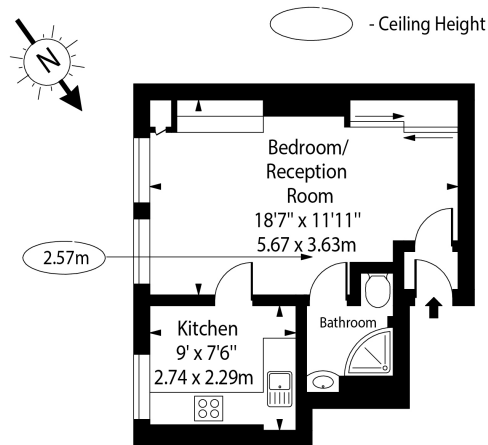
**South Villas, Camden, NW1  
£335 per week, For long let**



We are pleased to offer this bright and very well presented studio apartment with wooden floors, and double glazing on the second floor of a handsome period house enjoying a peaceful location within the Camden Square conservation area.



## South Villas, NW1



Second Floor

Approx Gross Internal Area 322 Sq Ft - 29.88 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.3744

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Salter Rex 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


We are pleased to offer this bright and very well presented studio apartment with wooden floors, and double glazing on the second floor of a handsome period house enjoying a peaceful location within the Camden Square conservation area.

Accommodation briefly comprises: E/hall, main studio room with wooden floors, large fitted wardrobe, a very clever bed that can be easily stored via remote control, two large double glazed windows allow in plenty of natural light, fitted kitchen with full size appliances including washer/ dryer and fully tiled shower room.

South Villas is a wonderful location offering easy access to Camden, Islington and the exciting developments of Kings Cross which can all be reached by a short walk, bike ride or via local transport options.

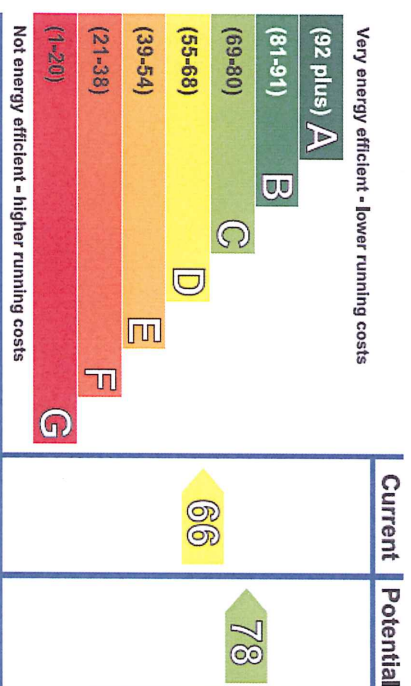
Available Now

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£117 over 3 years	£63 over 3 years	
Heating	£768 over 3 years	£411 over 3 years	
Hot Water	£339 over 3 years	£366 over 3 years	
<b>Totals</b>	<b>£1,224</b>	<b>£840</b>	

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).

Not energy efficient - higher running costs

## 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 Internal or external wall insulation	£4,000 - £14,000	£204	
2 Low energy lighting for all fixed outlets	£35	£36	
3 Fan-assisted storage heaters	£300 - £400	£144	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.