

The Pryors, Hampstead NW3  
£995 per week, unfurnished

AMBERDEN  
ESTATES







## The Pryors, Hampstead NW3

An elegant three bedroom apartment set on the second floor in one of Hampstead's most prestigious purpose built blocks.

The property has been recently refurbished and enjoys the use of beautifully landscaped communal gardens, adjacent to Hampstead Heath; a resident porter, passenger lifts and off-street parking for one car. The accommodation comprises:

21' Reception room master bedroom suite including ensuite shower room  
two further double bedrooms kitchen/breakfast room bathroom guest cloakroom  
store room off street parking for one car

The Pryors is next to Hampstead Heath, London's largest natural green space, and is located a short walk from boutiques, delicatessens, neighbourhood restaurants & and the popular Everyman Cinema in Hampstead Village. Local shops and Marks & Spencer are also a short stroll, in South End Green.

The closest London Underground station is Hampstead (Northern Line) is 0.4 miles (0.65 km), approximately a 7 minute walk. The Hampstead Heath London Overground Station is 0.5 miles (0.8 km), approximately a 9 minute walk, from where travel to Canary Wharf requires a single change.

Residents permit parking is available.

£995 Per week, unfurnished.



Telephone 020 7794 7794

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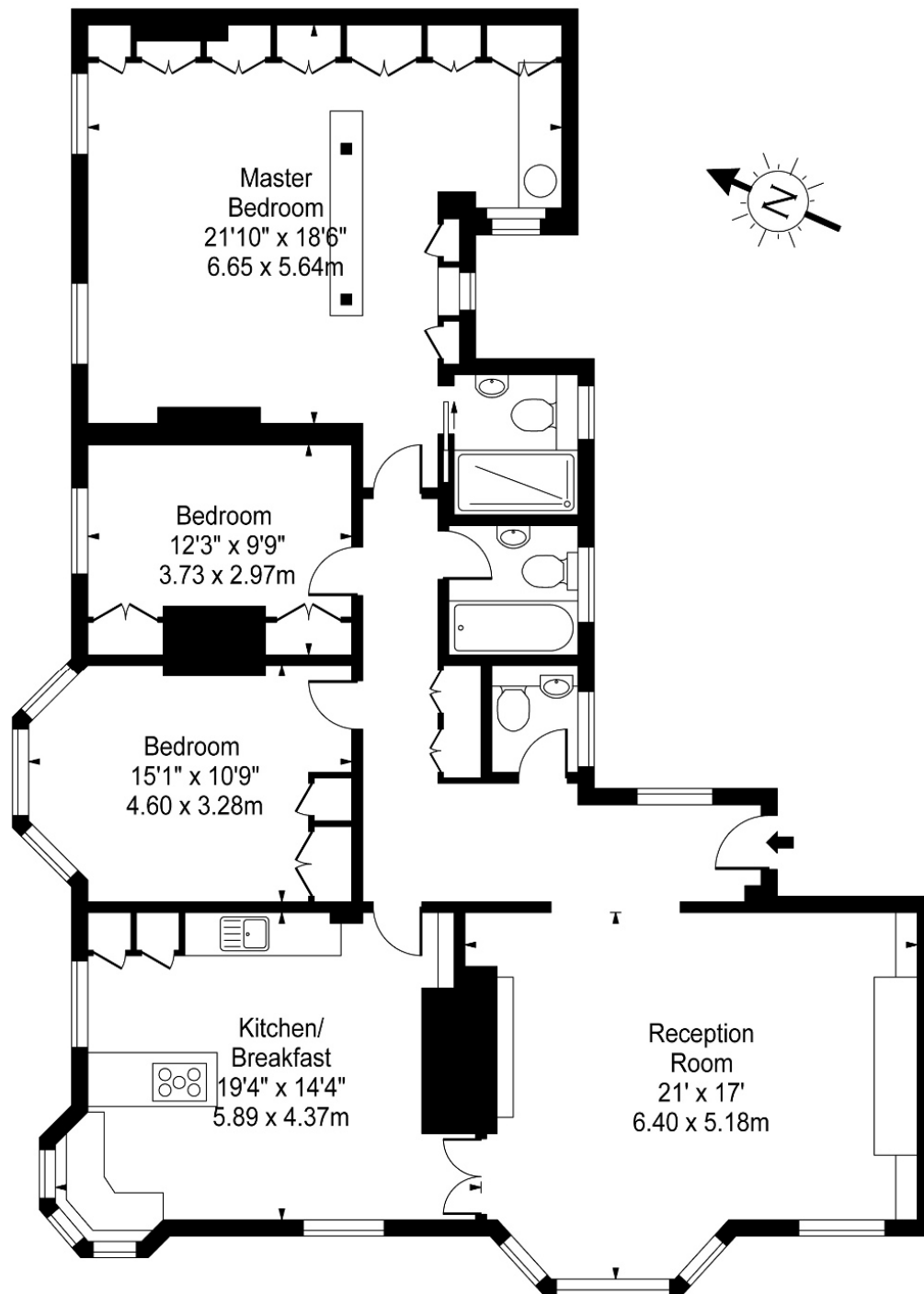




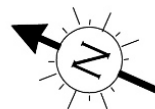








Second Floor



**Approx Gross Internal Area 1532 Sq Ft - 142.51 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaarchitectstudio.com](http://www.nogaarchitectstudio.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.

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The Pryors  
East Heath Road  
LONDON  
NW3 1BS

Dwelling type:Mid-floor flat

Date of assessment:19 July 2011

Date of certificate:21 July 2011


Reference number:0189-2881-6931-9699-8181

Type of assessment:RdSAP, existing dwelling

Total floor area:148 m²


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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>63</b>	<b>70</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO<sub>2</sub>) Rating


	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>59</b>	<b>66</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	208 kWh/m² per year	170 kWh/m² per year
Carbon dioxide emissions	5.9 tonnes per year	4.9 tonnes per year
Lighting	£136 per year	£68 per year
Heating	£899 per year	£790 per year
Hot water	£142 per year	£116 per year

You could save up to £203 per year

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 temperature, 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.



Remember to look for the Energy Saving Trust 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.

Information

Council tax

LB Camden - Band G

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