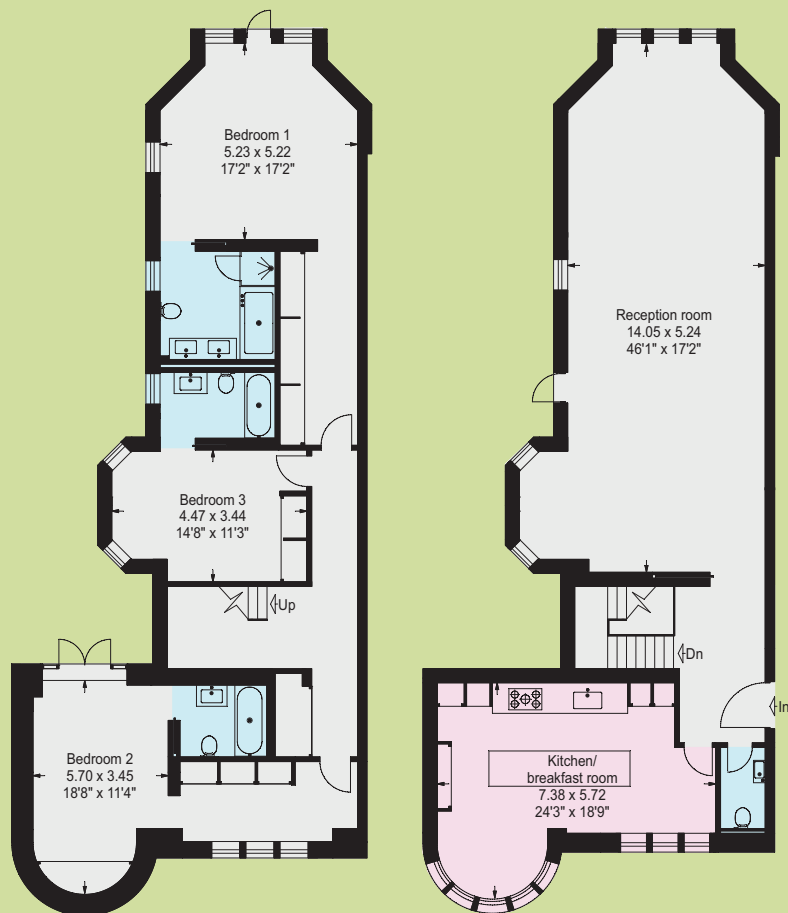


Alton House

APARTMENT ONE



Gross Internal Area:
256.6 sq m / 2,762 sq ft



Lower ground floor

Raised ground floor



Energy Performance Certificate



Flat 1, 59 Netherhall Gardens, LONDON, NW3 5RE

Dwelling type: Ground-floor maisonette
 Date of assessment: 10 September 2012
 Date of certificate: 10 September 2012
 Reference number: 8222-7531-0980-2140-4996
 Type of assessment: SAP, new dwelling
 Total floor area: 258 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:	£3,273
Over 3 years you could save	£174

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£488 over 3 years	£267 over 3 years	
Heating	£2,502 over 3 years	£2,529 over 3 years	
Hot Water	£303 over 3 years	£303 over 3 years	
Totals	£3,273	£3,099	

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£188	£174

Alton House

APARTMENT TWO



Gross Internal Area:
360.4 sq m / 3,879 sq ft



Lower Ground floor

Raised ground floor



Energy Performance Certificate



Flat 2, 59 Netherhall Gardens, LONDON, NW3 5RE

Dwelling type: Ground-floor maisonette
 Date of assessment: 10 September 2012
 Date of certificate: 10 September 2012
 Reference number: 8172-7531-0980-5140-4996
 Type of assessment: SAP, new dwelling
 Total floor area: 341 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

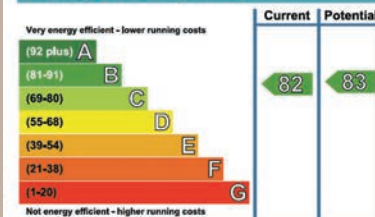
Estimated energy costs of dwelling for 3 years:	£3,537
Over 3 years you could save	£216

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£600 over 3 years	£342 over 3 years	
Heating	£2,628 over 3 years	£2,670 over 3 years	
Hot Water	£309 over 3 years	£309 over 3 years	
Totals	£3,537	£3,321	

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).

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

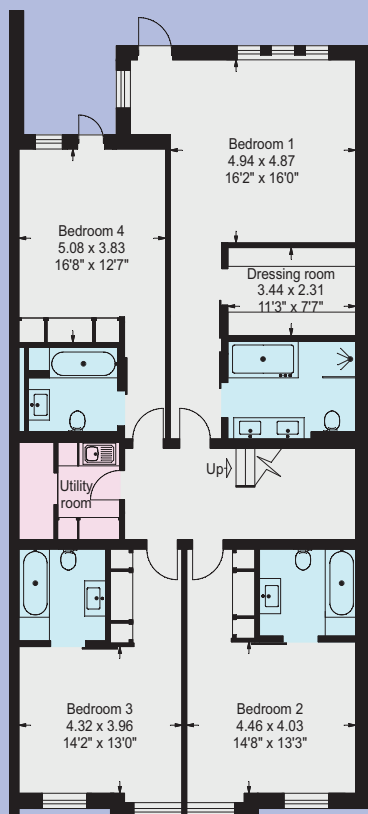
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£188	£219

Alton House

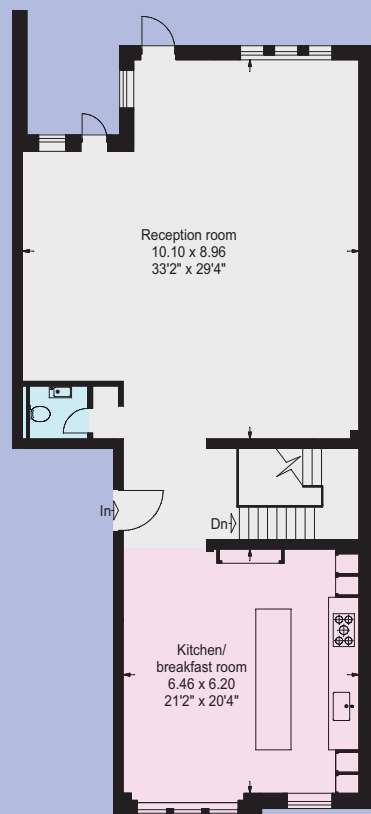
APARTMENT THREE



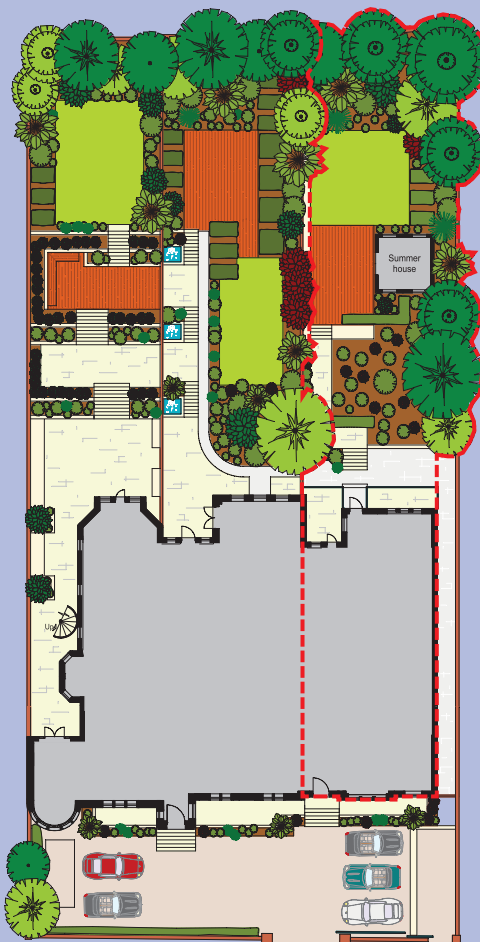
Gross Internal Area:
311.9 sq m / 3,357 sq ft



Lower ground floor



Raised ground floor



Energy Performance Certificate



Flat 3, 59 Netherhall Gardens, LONDON, NW3 5RE

Dwelling type: Ground-floor maisonette
Date of assessment: 10 September 2012
Date of certificate: 10 September 2012
Reference number: 0508-3810-7918-9592-3431
Type of assessment: SAP, new dwelling
Total floor area: 318 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

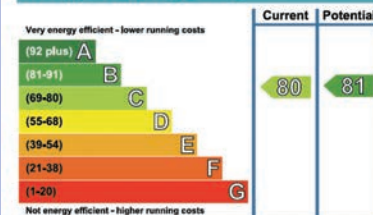
Estimated energy costs of dwelling for 3 years:	£3,615
Over 3 years you could save	£201

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£552 over 3 years	£315 over 3 years	
Heating	£2,757 over 3 years	£2,793 over 3 years	
Hot Water	£306 over 3 years	£306 over 3 years	
Totals	£3,615	£3,414	

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).

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

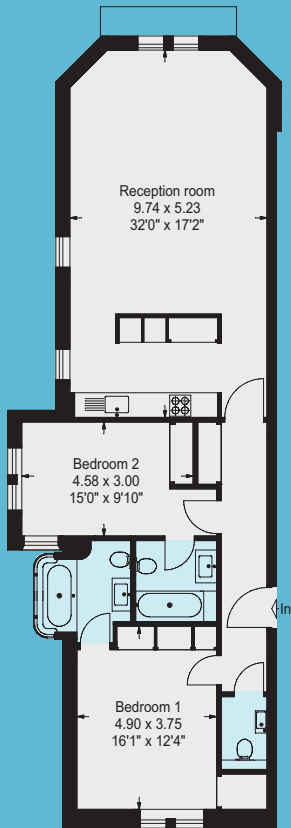
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£188	£201

Alton House

APARTMENT FOUR



Gross Internal Area:
109.4 sq m / 1,178 sq ft



First floor



Energy Performance Certificate



Flat 4, 59 Netherhall Gardens, LONDON, NW3 5RE

Dwelling type: Mid-floor flat
Date of assessment: 10 September 2012
Date of certificate: 10 September 2012

Reference number: 8562-7531-0990-0150-4996
Type of assessment: SAP, new dwelling
Total floor area: 109 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

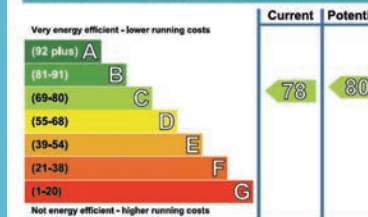
Estimated energy costs of dwelling for 3 years:	£1,644
Over 3 years you could save	£111

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£294 over 3 years	£168 over 3 years	You could save £111 over 3 years
Heating	£1,056 over 3 years	£1,071 over 3 years	
Hot Water	£294 over 3 years	£294 over 3 years	
Totals	£1,644	£1,533	

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 80).

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£188	£114

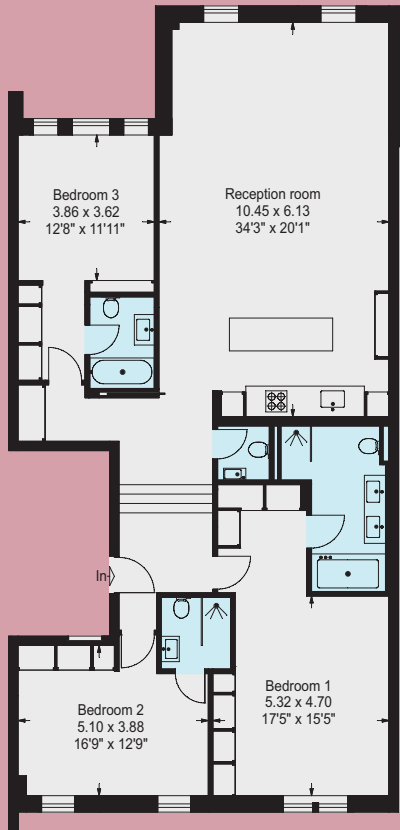
Photographs depict show apartment interiors

Alton House

APARTMENT FIVE



Gross Internal Area:
176.5 sq m / 1,900 sq ft



First floor



Energy Performance Certificate



Flat 5, 59 Netherhall Gardens, LONDON, NW3 5RE

Dwelling type: Mid-floor flat
Date of assessment: 10 September 2012
Date of certificate: 10 September 2012

Reference number: 9708-7094-7391-0512-5924
Type of assessment: SAP, new dwelling
Total floor area: 170 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

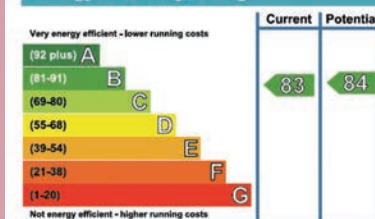
Estimated energy costs of dwelling for 3 years:	£1,815
Over 3 years you could save	£150

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£417 over 3 years	£240 over 3 years	You could save £150 over 3 years
Heating	£1,095 over 3 years	£1,122 over 3 years	
Hot Water	£303 over 3 years	£303 over 3 years	
Totals	£1,815	£1,665	

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£188	£156

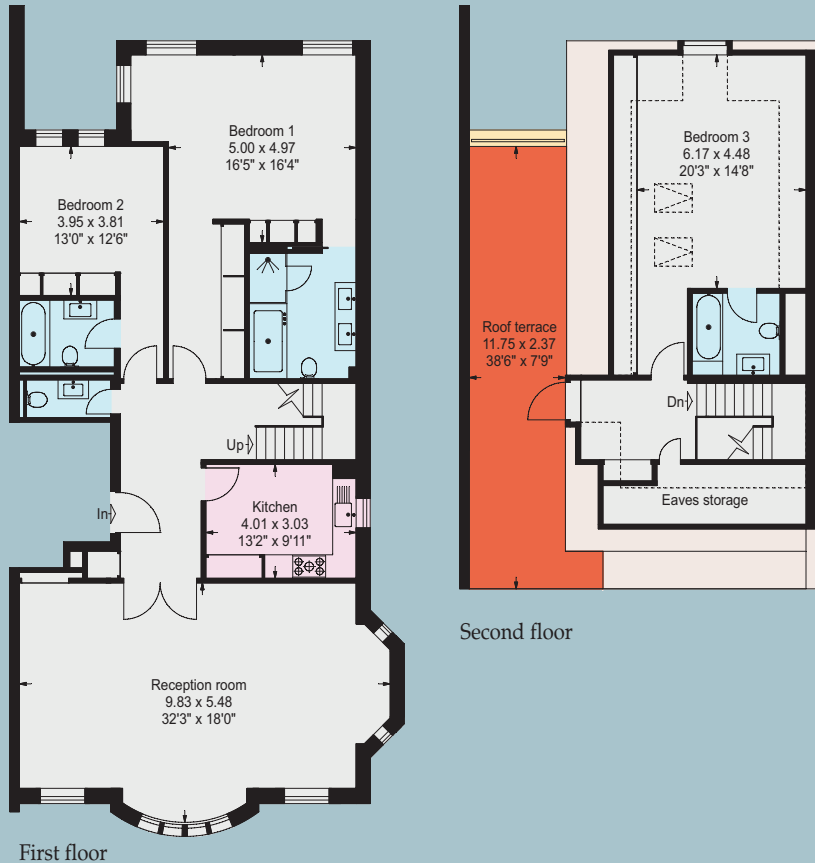
Photographs depict show apartment interiors

Alton House

APARTMENT SIX



Gross Internal Area:
217.6 sq m / 2,342 sq ft



Energy Performance Certificate



Flat 6, 59 Netherhall Gardens, LONDON, NW3 5RE

Dwelling type: Top-floor maisonette
Date of assessment: 10 September 2012
Date of certificate: 10 September 2012

Reference number: 8912-7531-0990-4150-4992
Type of assessment: SAP, new dwelling
Total floor area: 227 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

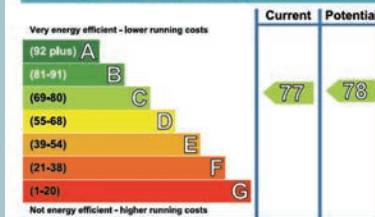
Estimated energy costs of dwelling for 3 years:	£3,087
Over 3 years you could save	£156

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£423 over 3 years	£243 over 3 years	
Heating	£2,361 over 3 years	£2,385 over 3 years	
Hot Water	£303 over 3 years	£303 over 3 years	
Totals	£3,087	£2,931	

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£188	£159

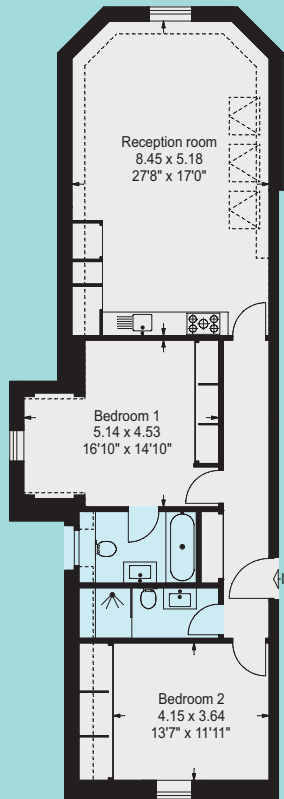
Photographs depict show apartment interiors

Alton House

APARTMENT SEVEN



Gross Internal Area:
97.0 sq m / 1,044 sq ft



Second floor



Energy Performance Certificate



Flat 7, 59 Netherhall Gardens, LONDON, NW3 5RE

Dwelling type: Top-floor flat
Date of assessment: 10 September 2012
Date of certificate: 10 September 2012

Reference number: 8492-7531-0990-6140-4996
Type of assessment: SAP, new dwelling
Total floor area: 102 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

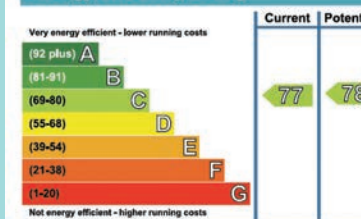
Estimated energy costs of dwelling for 3 years:	£1,728
Over 3 years you could save	£123

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£330 over 3 years	£189 over 3 years	
Heating	£1,107 over 3 years	£1,125 over 3 years	
Hot Water	£291 over 3 years	£291 over 3 years	
Totals	£1,728	£1,605	

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£188	£126

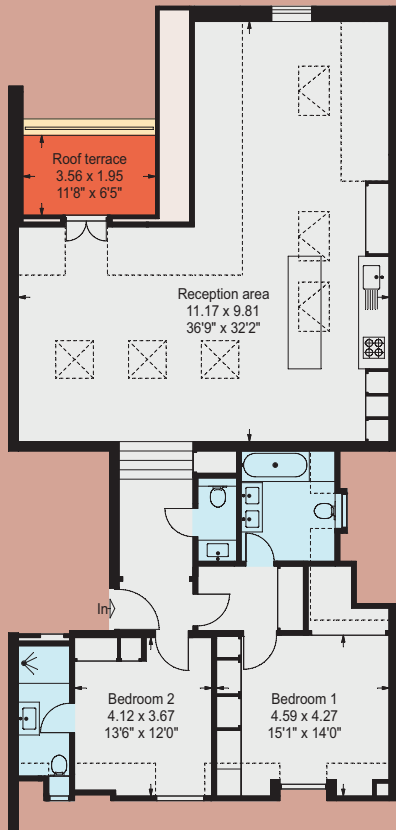
Photographs depict show apartment interiors

Alton House

APARTMENT EIGHT



Gross Internal Area:
129.3 sq m / 1,392 sq ft



Second floor



Energy Performance Certificate



Flat 8, 59 Netherhall Gardens, LONDON, NW3 5RE

Dwelling type: Top-floor flat
Date of assessment: 10 September 2012
Date of certificate: 10 September 2012

Reference number: 0709-3810-7919-9592-6405
Type of assessment: SAP, new dwelling
Total floor area: 131 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

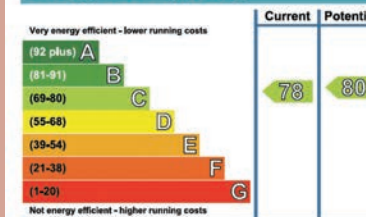
Estimated energy costs of dwelling for 3 years:	£1,917
Over 3 years you could save	£132

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£348 over 3 years	£198 over 3 years	You could save £132 over 3 years
Heating	£1,272 over 3 years	£1,290 over 3 years	
Hot Water	£297 over 3 years	£297 over 3 years	
Totals	£1,917	£1,785	

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£188	£141

Photographs depict show apartment interiors