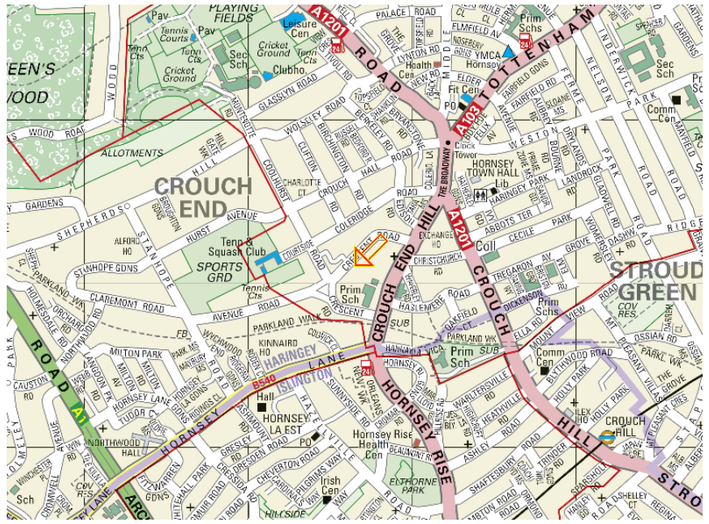
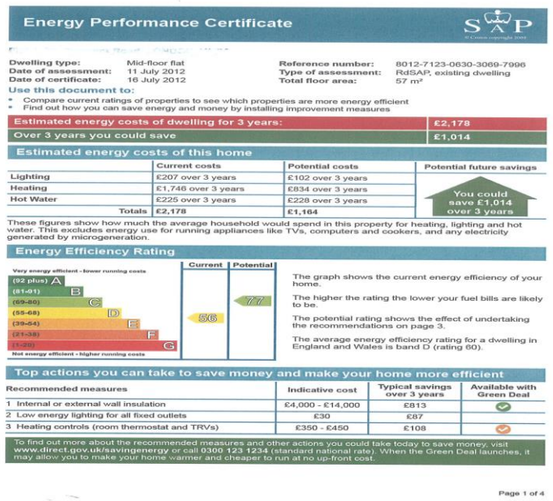
castles-estateagents.co.uk





Energy Performance Certificate

SAP

Dwelling type:	Mid-floor flat	Reference number:	8012-7123-0630-3069-7996
Date of assessment:	11 July 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	16 July 2012	Total floor area:	57 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:	£2,178
Over 3 years you could save	£1,014

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£207 over 3 years	£102 over 3 years	You could save £1,014 over 3 years
Heating	£1,746 over 3 years	£834 over 3 years	
Hot Water	£225 over 3 years	£228 over 3 years	
Totals	£2,178	£1,164	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	77

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 Internal or external wall insulation	£4,000 - £14,000	£813	
2 Low energy lighting for all fixed outlets	£30	£87	
3 Heating controls (room thermostat and TRVs)	£350 - £450	£108	

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). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

Fees

Reference Fee: £85 Incl VAT per person
Guarantor Reference Fee: £85 Incl VAT if required
Admin Fee: £100 Incl VAT per property
Renewal Fee: £95 Incl VAT
Reference Request: £35 Incl VAT

A Bit about Crouch End

Borough : Haringey
County : Greater London

CROUCH END

Situated in a valley, Crouch End is overlooked by nearby Muswell Hill, Highgate and Alexandra Palace. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively being combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this bohemian and vibrant location ensures Crouch End remains a desirable place to reside.

TRANSPORT

Served by Crouch Hill and Hornsey British Rail Stations, (Zone 3) with links to Central London, Highgate Underground Station and bus routes to Finsbury Park, Turnpike Lane, Archway, the West End and City.

SHOPPING AND LEISURE

A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the Clock Tower and local area.

DIRECTIONS

If you are visiting the office by car you will find parking in the side roads of Crouch Hall Road, opposite the Clock Tower where there is also a pay and display car park.

Unfurnished. Hewn from an impressive ‘Gothic’ style building is this attractive, two bedroom, raised ground floor period conversion. Conveniently positioned on a much favoured turning on the Highgate periphery and within walking distance of Crouch End Broadway and Coleridge School. Comprising two bedrooms, reception, kitchen and bathroom. Further benefiting from en-suite to master bedroom and access to beautifully maintained communal gardens.

Crescent Road
N8

Monthly Rental Of
£1,625 .00

All details including floor plans are for representative purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

12 Topsfield Parade, Crouch End, London N8 8PR
crouch.end@castles-estateagents.co.uk
Tel: 020 8348 5515

view

PETER ROGERS
CARRY ON LOVING
DO NOT DISTURB

MARMITE

DO NOT DISTURB
Corona Extra