



Wolseley Road, *Crouch End*, N8





**Wolseley Road,
Crouch End, N8**

£1,750,000

Freehold

The house is situated on a highly sought after residential road on the Highgate periphery, ideally located close to the Broadway, transport links and favoured local schools.

- Rare fully detached house
- Own private driveway
- 83ft mature rear garden
- Potential to expand
- Two formal receptions
- Spacious 17 kitchen diner
- Four good size bedrooms
- Excellent transport links

A rarely available fully detached family house with its own private driveway and mature 83 ft rear garden, offering fantastic living space and wonderful potential for further expansion.

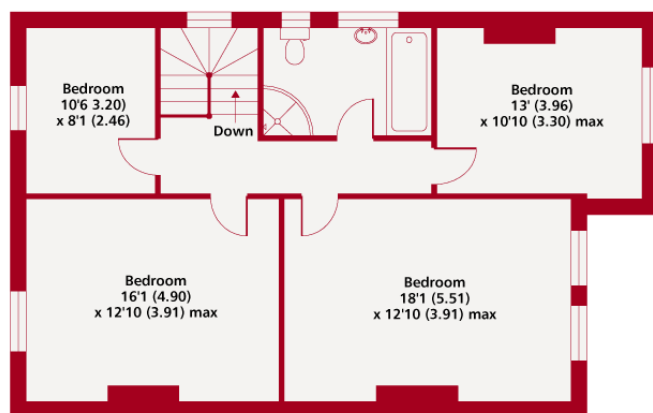
For more information or to arrange a viewing please contact:

Crouch End
36-37 Topsfield Parade
Crouch End, N8 8PT
020 8348 8181
crouchend.sales@kfh.co.uk

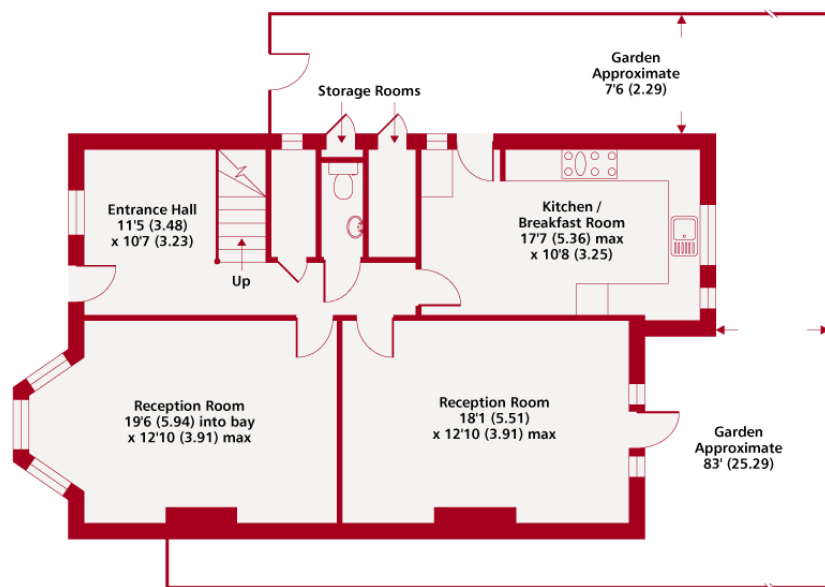
Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



First Floor



Ground Floor

Wolseley Road N8



Gross Internal Floor Area 1722 sqft 160 sqm (excludes storage rooms)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Performance Certificate



Wolseley Road, LONDON, N8

Date of assessment: 12 July 2017

Type of assessment: RdSAP, existing dwelling

Date of certificate: 13 July 2017

Total floor area: 163 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

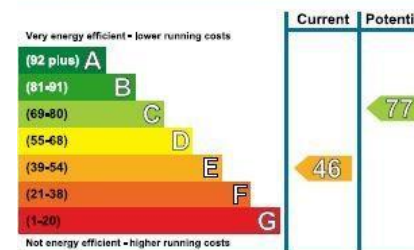
Estimated energy costs of dwelling for 3 years:	£ 5,799
Over 3 years you could save	£ 2,742

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 285 over 3 years	
Heating	£ 5,214 over 3 years	£ 2,469 over 3 years	
Hot Water	£ 300 over 3 years	£ 303 over 3 years	
Totals	£ 5,799	£ 3,057	You could save £ 2,742 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 120
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,154
3 Floor insulation (suspended floor)	£800 - £1,200	£ 291

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.