



Clifton Road, *Crouch End*, N8





**Clifton Road,
Crouch End, N8**

£2,150,000

Freehold

Arranged over four floors, this fine home offers over 3000 sq ft of living space.

- Imposing period house
- Four reception rooms
- Five double bedrooms
- Three bathrooms
- 23ft x 21ft kitchen diner
- Secluded rear garden
- Off street parking
- Prestigious location

Rarely available and beautifully presented five bedroom family house with off street parking situated on one of Crouch End's finest residential roads, located on the Highgate periphery.

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



Clifton Road N8



Gross Internal Floor Area 3052 sqft 283.5 sqm (includes restricted head height)

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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

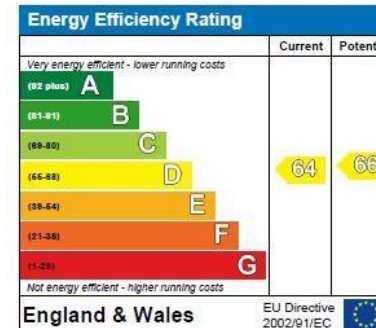


Clifton Road
LONDON
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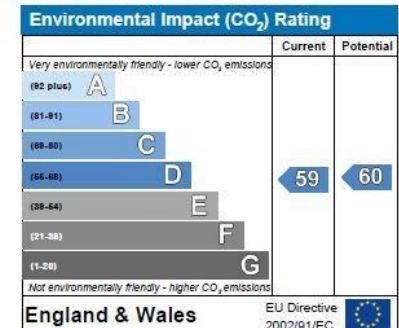
Date of assessment: 12 January 2011
Date of certificate: 16 January 2011

Type of assessment: RdSAP, existing dwelling
Total floor area: 279 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	213 kWh/m ² per year	205 kWh/m ² per year
Carbon dioxide emissions	9.9 tonnes per year	9.6 tonnes per year
Lighting	£304 per year	£154 per year
Heating	£1395 per year	£1426 per year
Hot water	£230 per year	£230 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 temperatures, 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.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving 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.