



Blagdens Close, *Southgate, N14*









**Blagdens Close,  
Southgate, N14**  
**£1,500,000**  
**Freehold**

The property is situated 0.4 miles from Southgate Underground Station and ideally located for Walkers Primary and Ashmole Secondary School.

- Four bedrooms
- Detached family home
- Cul de sac location
- Downstairs WC
- Three receptions
- Modern kitchen/diner
- Four bathrooms
- Annex

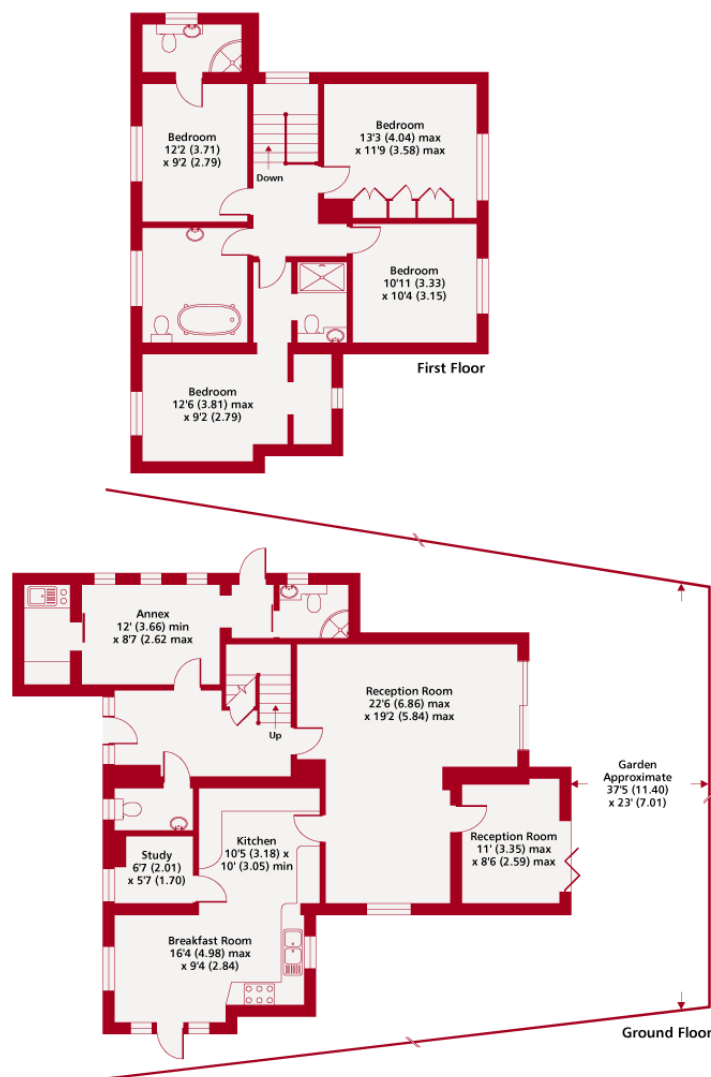
An immaculately presented four bedroom detached family home with off street parking, which has been recently extended and refurbished, located on a peaceful cul de sac location.

For more information or to arrange a viewing please contact:

**Southgate**  
83 Chase Side  
Southgate, N14 5BU  
020 8882 3333  
southgate.sales@kfh.co.uk

**Kinleigh Folkard & Hayward**

**kfh.co.uk**



Blagdens Close N14



Gross Internal Floor Area 2021 sqft 187.7 sqm

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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.

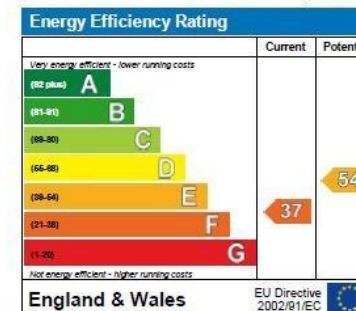
## Energy Performance Certificate



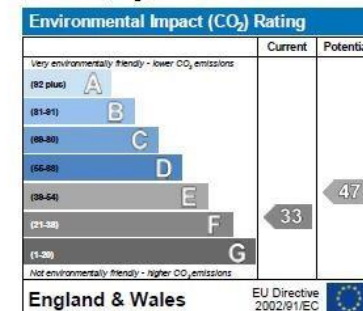
Blagdens Close  
LONDON  
N14

Dwelling type: Detached house  
Date of assessment: 29 November 2011  
Date of certificate: 30 November 2011  
Reference number:  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 127 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (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	400 kWh/m <sup>2</sup> per year	284 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.8 tonnes per year	6.9 tonnes per year
Lighting	£57 per year	£57 per year
Heating	£1,495 per year	£1,122 per year
Hot water	£214 per year	£112 per year

You could save up to £476 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.

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.