2 Bedrooms

1 Bathroom

RESIDENTIAL GREENGATE

Greengate Residential are pleased to announce the sale of this 2 Double bedroom ground floor purpose-built flat. Situated in the heart of Edmonton, close to North Middlesex University Hospital which is within walking distance. Silver Street Station is the closest transport link.
The property is currently let and can also be sold vacant.
Benefits include:

Ground Floor
Fully Double Glazed Windows
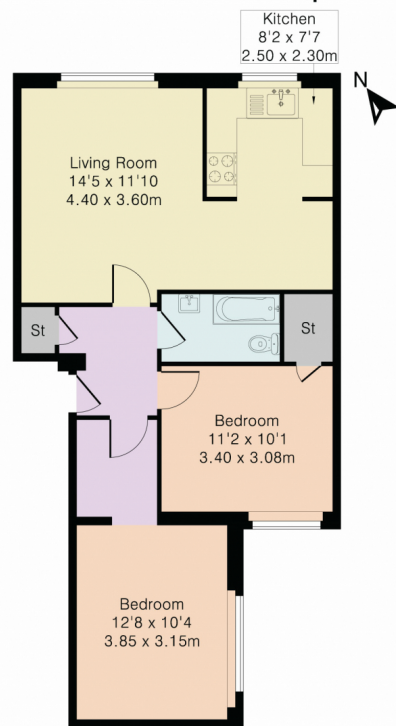Entryphone System
Electric Heating
Laminate Flooring
L-Shaped Lounge
2 x Double Bedrooms
Chain Free

Approximate Gross Internal Area 675 sq ft - 63 sq m

Kitchen
8'2 x 7'7
2.50 x 2.30m

N

Living Room
14'5 x 11'10
4.40 x 3.60m

St

St

Bedroom
11'2 x 10'1
3.40 x 3.08m

Bedroom
12'8 x 10'4
3.85 x 3.15m

Ground Floor

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

RESIDENTIAL GREENGATE

zoopla   OnTheMarket   The Property Ombudsman   Property Redress   DPS   RLA RESIDENTIAL LANDLORDS ASSOCIATION

Energy performance certificate (EPC)

| 165, Wigston Close
LONDON
N18 1XQ | Energy rating
D | Valid until: | **20 November 2027** |
| | | Certificate number: | **9677-2840-6195-9123-1025** |

Property type	Ground-floor flat
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Wind turbine

Primary energy use

The primary energy use for this property per year is 294 kilowatt hours per square metre (kWh/m2).