



**EXTENDED THREE BEDROOM END
OF TERRACE HOUSE**

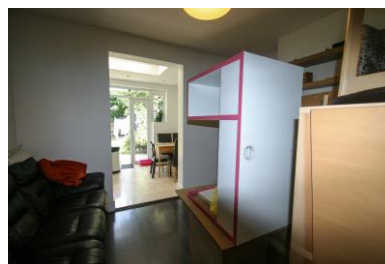
KITCHEN/DINER

CHAIN FREE

TWO RECEPTIONS PLUS STUDY

BATHROOM/W.C.

EPC RATING E



**Highfield Road, Winchmore Hill,
London, N21**

£630,000

ENTRANCE HALL

Understairs cupboard. Laminate flooring.

FIRST RECEPTION ROOM 15' 0" x 10' 9" (4.57m x 3.27m)

Plus recess. Double glazed bay window to front aspect. Central heating radiator tailored to bay. Laminate flooring.

SECOND RECEPTION ROOM 11' 9" x 11' 9" (3.58m x 3.58m)

Laminate flooring. Opening to kitchen/diner.

KITCHEN/DINER 17' 0" x 7' 9" (5.18m x 2.36m)

Fitted wall and base cabinets. Stainless steel sink with mixer tap. Gas cooker point. Extractor. Plumbing for washing machine. Central heating radiator. Tiled flooring. Skylight window. Double glazed window and double glazed doors to garden.

THIRD RECEPTION/STUDY/FOURTH BEDROOM 8' 0" x 6' 0" (2.44m x 1.83m)

Window to kitchen/diner. Central heating radiator. Fitted carpet.

FIRST FLOOR LANDING

Access to roofspace. Fitted carpet.

FIRST BEDROOM 15' 0" x 11' 9" (4.57m x 3.58m)

Double glazed window to front aspect. Two central heating radiators. Fitted carpet.

SECOND BEDROOM 12' 0" x 11' 9" (3.65m x 3.58m)

Double glazed window to rear aspect. Fitted cupboard housing gas central heating boiler (system untested). Fitted shelving. Central heating radiator. Fitted carpet.

THIRD BEDROOM 8' 3" x 6' 0" (2.51m x 1.83m)

Double glazed window to front aspect. Central heating radiator. Fitted carpet.

BATHROOM/W.C.

Panelled bath. Pedestal wash hand basin. Low level w.c. Obscure double glazed window. Central heating radiator. Tiled flooring.

EXTERIOR

REAR GARDEN

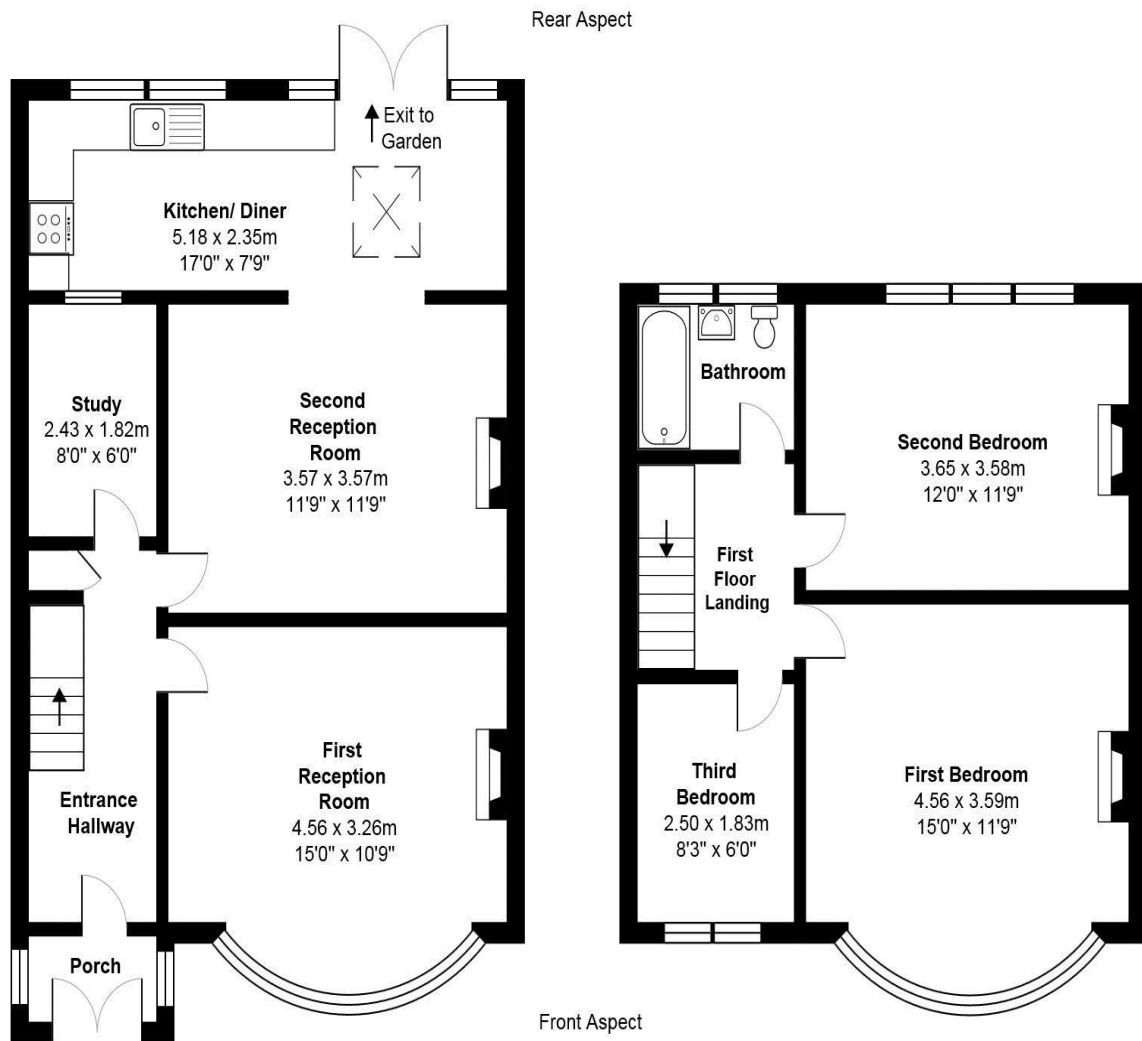
Approximately 60'. Patio. Lawn area with flowers and shrubs. Shed. Gated side access.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Front Aspect
Total Floor Area 97m²
This plan is for display purposes only

Energy Performance Certificate

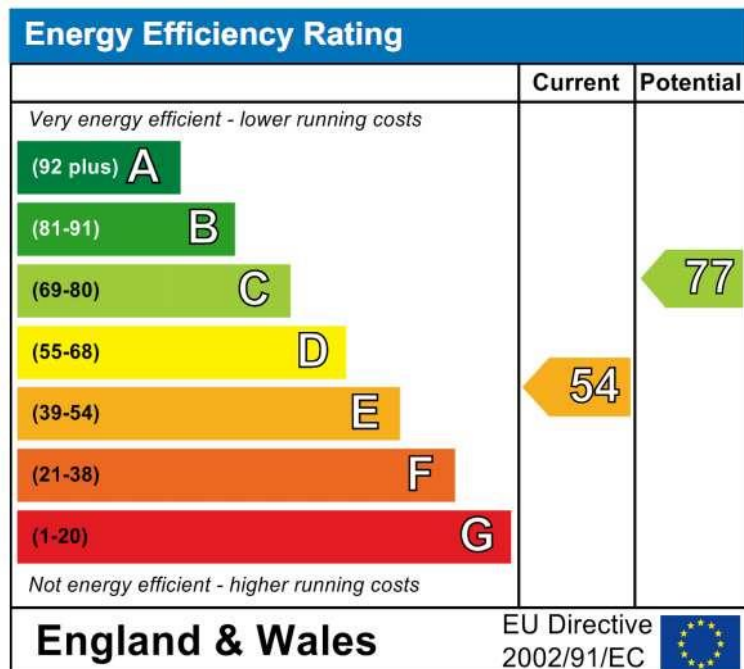


6, Welbeck Villas
Highfield Road
LONDON
N21 3HN

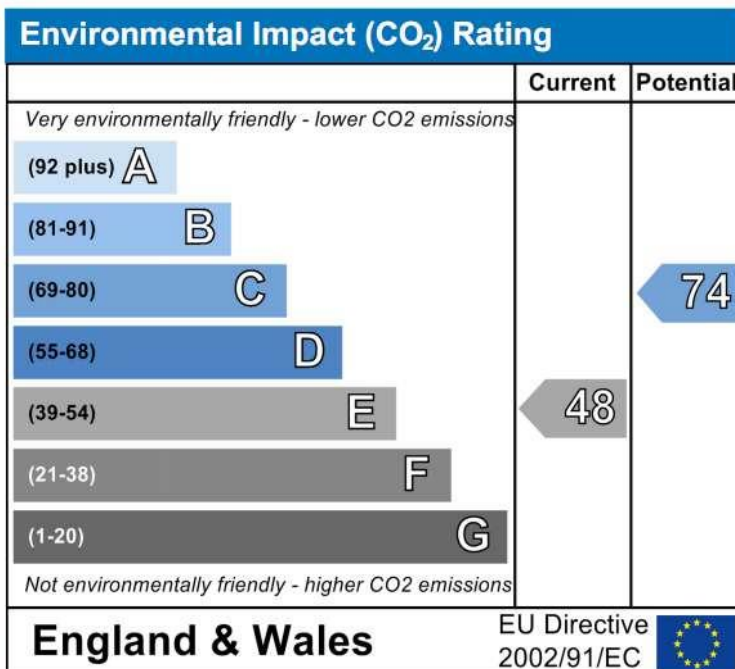
Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

End-Terrace house
29 October 2009
30 October 2009
8561-6320-6149-0911-1022
RdSAP, existing dwelling
97 m²

This home's performance is rated in terms of the 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	348 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	2.8 tonnes per year
Lighting	£98 per year	£49 per year
Heating	£704 per year	£403 per year
Hot water	£227 per year	£114 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.

Certification mark