



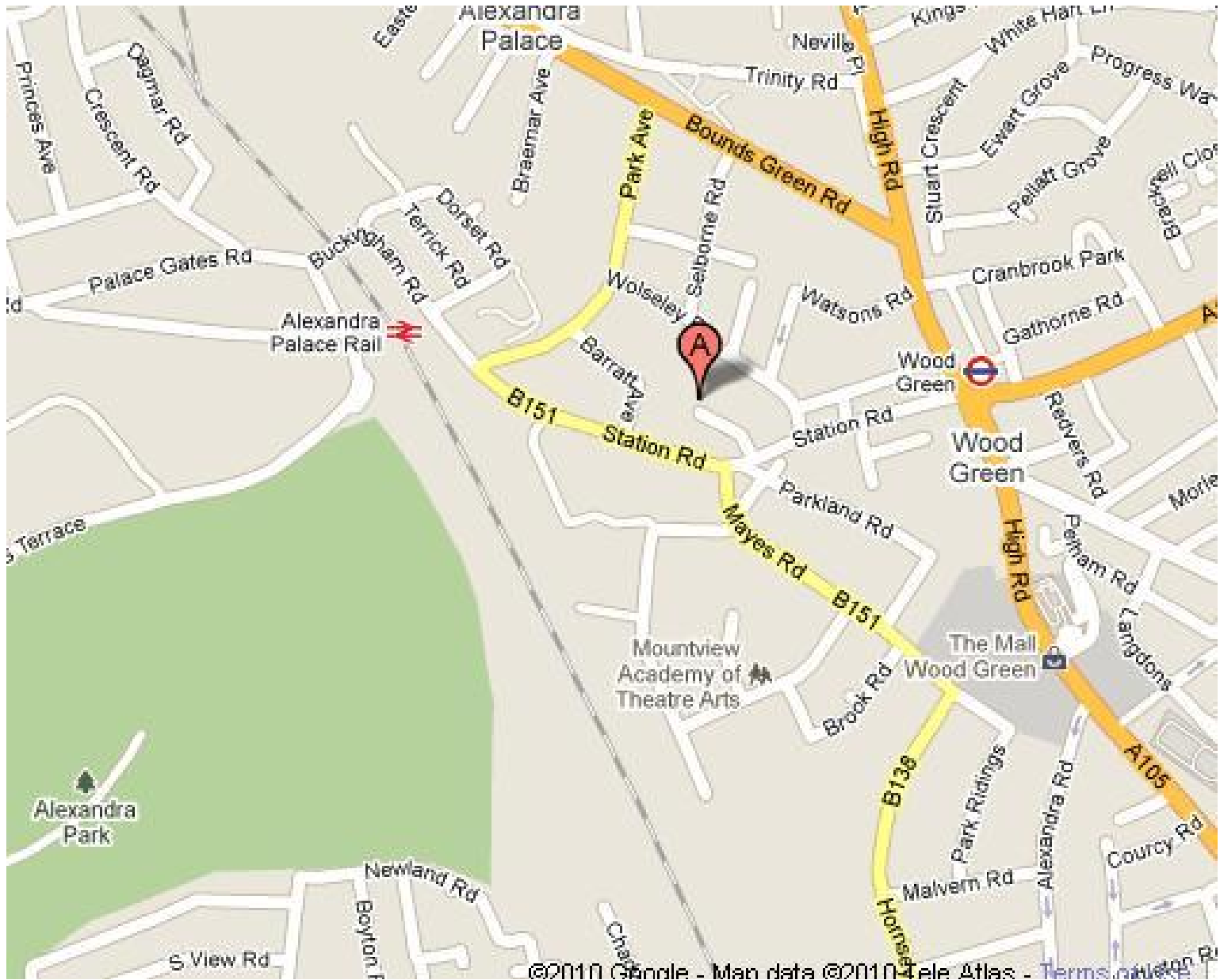
**ONE DOUBLE BEDROOM SPLIT-LEVEL (UPPER FLOOR) CONVERTED APARTMENT** - This attractive bright and contemporary styled apartment comprises of an open-plan fitted kitchen/lounge area with frontal parkland views, double bedroom with built in wardrobes, stairs continuing up to top floor landing area with storage area, tiled bath/shower room/WC. The property is ideally located for all amenities including Wood Green Tube & Alexandra Palace National Rail Stations (20/25 Min's City/West End),

Station Road, Alexandra Park, London, N22

£1,450 pcm

HOBARTS - LONDON (North)  
3 Crescent Road, Alexandra Park, London N22 7RP  
rent@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333







**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

3 Crescent Road, Alexandra Park,  
London N22 7RP

rent@hobartsproperty.co.uk  
www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.

# Energy performance certificate (EPC)

84c Station Road LONDON N22 7SY	Energy rating <b>D</b>	Valid until: 20 March 2030
		Certificate number: 0684-2843-6077-2990-6695

## Property type

Top-floor flat

## Total floor area

46 square metres

## Rules on letting this property

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

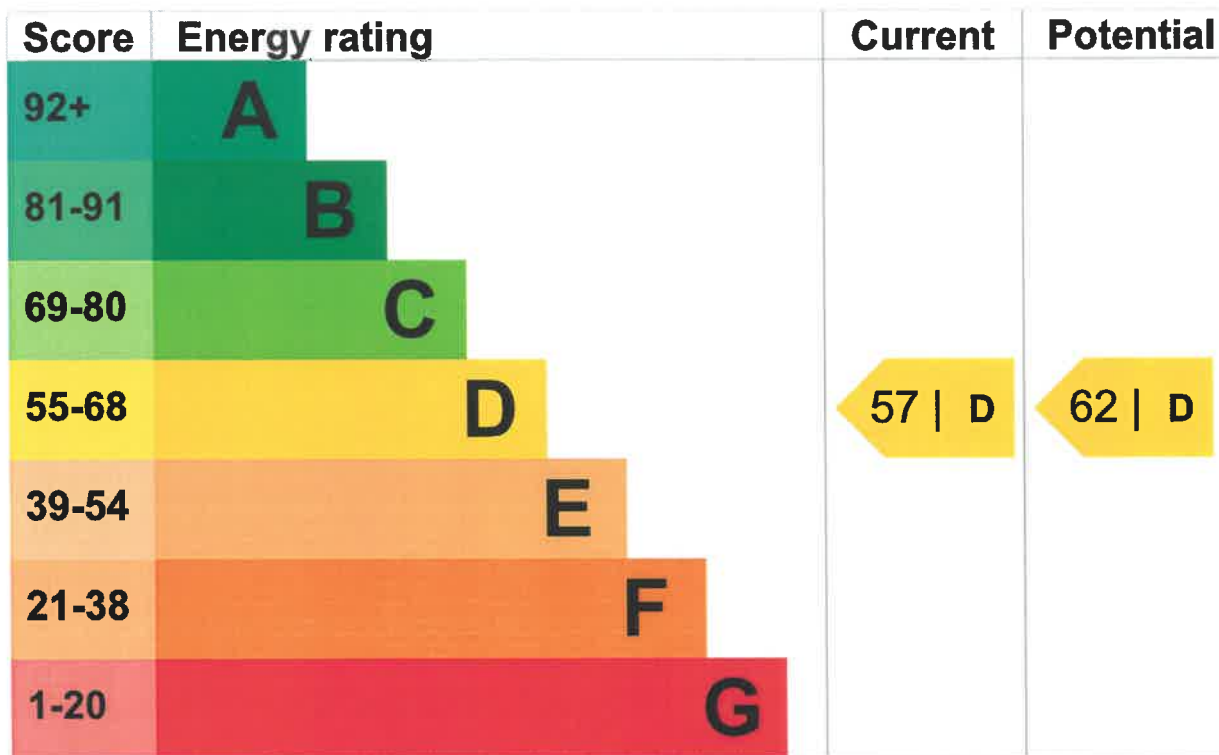
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)





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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor

Feature	Description	Rating
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 355 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

### Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

2.9 tonnes of CO<sub>2</sub>

### This property's potential production

2.5 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 0.4 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (57) to D (62).

▶ [Do I need to follow these steps in order?](#)

Potential energy  
rating

D

### Step 1: Internal or external wall insulation

Internal or external wall insulation

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£30

**Potential rating after completing step 1**

59 | D

### Step 2: Low energy lighting

Low energy lighting

**Typical installation cost**

£30

**Typical yearly saving**

£36

**Potential rating after completing steps 1 and 2**

61 | D

### Step 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

**Typical installation cost**

£3,300 - £6,500



## Typical yearly saving

£26

## Potential rating after completing steps 1 to 3

62 | D

## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£675

### Potential saving

£91

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	9025 kWh per year
Water heating	1645 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	2400 kWh per year
Solid wall insulation	706 kWh per year

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Olufemi Oluleye

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### Telephone

02037725959

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### Email

[efmking@yahoo.co.uk](mailto:efmking@yahoo.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO034509

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### Telephone

0330 124 9660

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### Email

[certification@stroma.com](mailto:certification@stroma.com)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

17 March 2020

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### Date of certificate

21 March 2020

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## Type of assessment

▶ [RdSAP](#)

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

## Certificate number

[8169-6927-8070-4418-6996 \(/energy-certificate/8169-6927-8070-4418-6996\)](#)

## Expired on

21 March 2021

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