

Chadwell Street, Islington, EC1R 1XD  
Asking price of £745,000 Long Leasehold  
For Sale by Daniel Rose Residential Ltd



**A spacious second and third floor maisonette within this attractive 5 Storey Georgian property. The maisonette comprises 2 bedrooms, large reception room, kitchen, bathroom and a communal rear garden. Chadwell Street is located just off St. John Street and therefore conveniently located to good local shops and transport facilities that Upper Street offers. The closest Underground Station is the Angel (Northern Line) with direct links into the City.**

**Viewings**

**To arrange a viewing please contact our office on 020 7359 4493 or via email [info@danielrose.net](mailto:info@danielrose.net)**

**125 YEAR LEASE FROM 29/09/2014 (approx 119)  
2 BEDROOMS  
HIGH CEILINGS  
MODERN KITCHEN & BATHROOM  
EXCELLENT LOCATION  
WOOD FLOORING  
SERVICE CHARGE: PROPORTIONAL  
GROUND RENT: £10.00 p/a**

## RECEPTION ROOM



## BATHROOM 1 & 2



## KITCHEN & BATHROOM

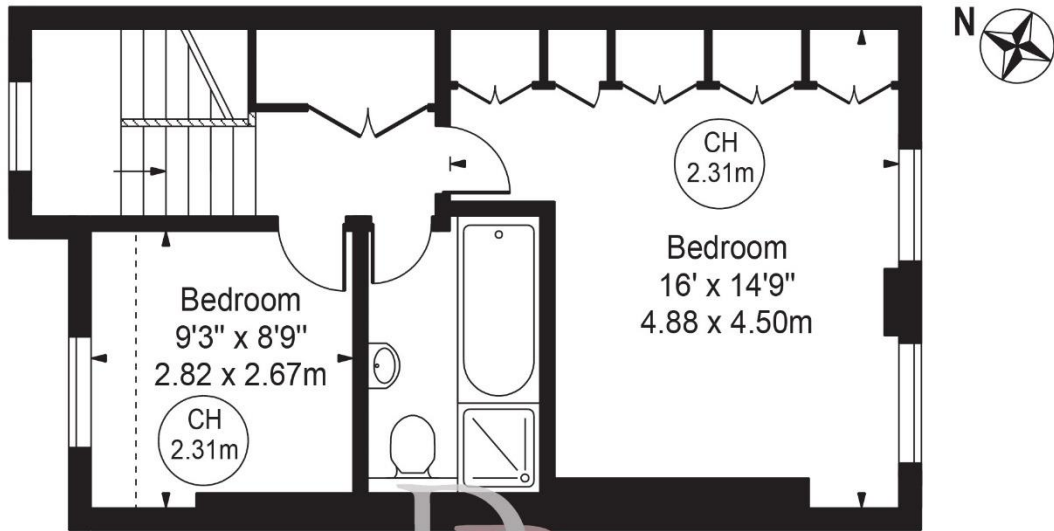




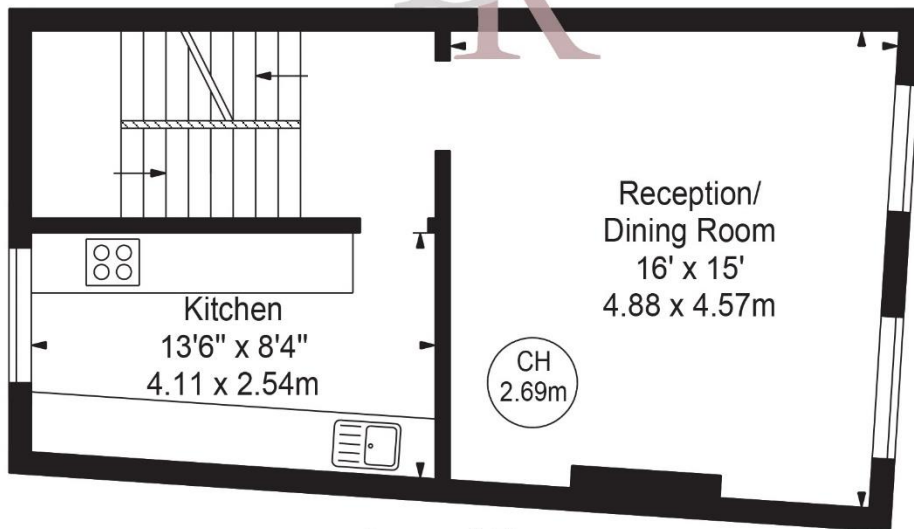
# Chadwell Street

Approx. Total Internal Area 894 Sq Ft - 83.06 Sq M  
(Including Restricted Height Area)

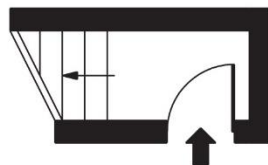
Approx. Gross Internal Area 879 Sq Ft - 81.66 Sq M  
(Excluding Restricted Height Area)



Third Floor



Second Floor



First Floor Entrance

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

# Energy Performance Certificate



Flat A, 23, Chadwell Street, LONDON, EC1R 1XD

Dwelling type: Top-floor flat  
 Date of assessment: 21 October 2019  
 Date of certificate: 27 October 2019  
 Reference number: 9437-2819-7208-9321-1721  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 71 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,794</b>
<b>Over 3 years you could save</b>	<b>£ 483</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 174 over 3 years	
Heating	£ 1,218 over 3 years	£ 774 over 3 years	
Hot Water	£ 357 over 3 years	£ 363 over 3 years	
<b>Totals</b>	<b>£ 1,794</b>	<b>£ 1,311</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		79
E (39-54)	72	
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 306
2 Low energy lighting for all fixed outlets	£10	£ 42
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 135

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.