

39-41 CHASE SIDE  
SOUTHGATE  
LONDON  
N14 5BP



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**GLOUCESTER TERRACE, CROWN LANE Offers in excess of £399,999 FREEHOLD  
SOUTHGATE N14**

**Enhanced end of terrace period cottage style property, very well presented and with many period-style features. The property is situated within easy walk of Southgate Town Centre with Piccadilly line tube station and within catchment area for Osidge Primary School and Ashmole Academy**

- Two double bedrooms • Lounge • Dining room • Kitchen • Downstairs bathroom/WC •
- Central heating • Double glazing • Rear garden • Walking distance to Southgate tube •

Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. The details of this property are issued on the understanding that any negotiations for the purchase thereof will be conducted through Rash & Rash. All properties are offered subject to contract and to being unsold. The details do not form part of any contract.



**Room sizes are approximate :**

**FRONT LIVING ROOM 12' 0" x 11' 0 (3.65m x 3.35m):** Double glazed sash windows, quality wooden flooring, period cast iron fire place, down lighters to the ceiling, TV aerial points.

**REAR LIVING ROOM/DINING ROOM 12' 0" x 11' 1 (3.65m x 3.38m):** Matching wooden oak flooring, fitted radiator, side sash window, staircase feature up to 1st floor.

**BATHROOM/WC:** Modern white suite, extractor fan, down-lighters, P-shaped bath, built in hand shower with side screen, low suite WC, wash basin with storage beneath, shaver point, chromium heated towell rail, side frosted window, half tiled walls in white.

**KITCHEN 8' 2" x 9' 0 (2.49m x 2.74m):** Ceramic tiled flooring, modern fitted wall and base units in white, work surfaces, split level Neff cooker in stainless steel with double oven, four ring gas hob and Neff stainless steel extractor, modern inset sink unit with single drainer and mixer taps, sash window, quality oak wood work surfaces, down-lighters, integrated fridge and freezer, plumbing for washing machine, integrated dishwasher, underfloor heating, numerous 13 amp power points all with stainless steel switches.



**BEDROOM ONE 12' 0" x 11' 1 (3.65m x 3.38m):** Front bedroom, radiator, double glazed sash windows, range of fitted wardrobes, fitted carpet.

**BEDROOM TWO 11' 0" x 7' 10 (3.35m x 2.39m):** Fitted built in wardrobes, double radiator, double glazed sash window.

**REAR GARDEN:** Patio area, flower border surround and tradesman access to the side.

**LOFT:** Loft access with ladder, fully boarded, gas combination boiler.



We have not carried out a survey on this property and would recommend that any prospective purchaser organises their own survey as may be deemed necessary prior to exchange of contracts. 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.

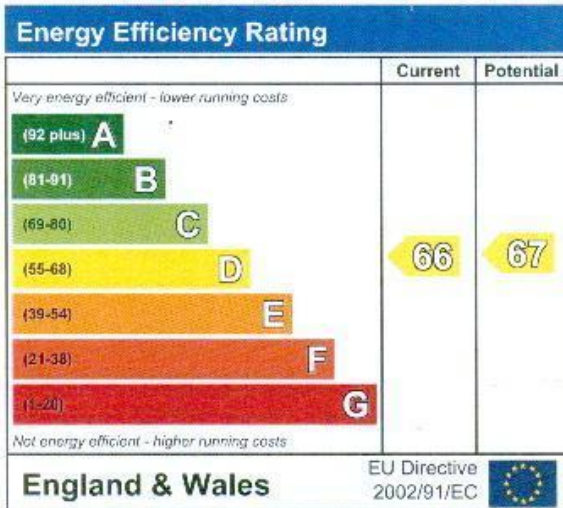


# Energy Performance Certificate

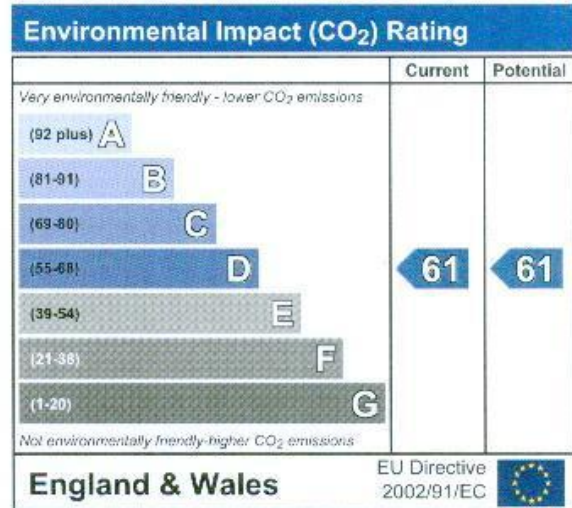


Dwelling type: End-terrace house  
 Date of assessment: 05 March 2011  
 Date of certificate: 05 March 2011  
 Reference number: 0158-8021-6277-8149-5910  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 46m<sup>2</sup>

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 (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	348 kWh/m <sup>2</sup> per year	341 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year
Lighting	£43 per year	£25 per year
Heating	£469 per year	£473 per year
Hot water	£75 per year	£75 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.