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· ESTATE AGENTS · SURVEYORS · VALUERS ·

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Winchmore Hill Road N21

£250,000 Leasehold

We are pleased to offer this bright and spacious one bedroom first floor RETIREMENT flat which is decorated to a very high standard in this very sought after development. Benefits include a large communal lounge, overnight guest suite, landscaped gardens, lift and residents parking .

●Modern Kitchen●Modern Bathroom●Large Lounge●Double Bedroom●Double Glazed●Residents Parking●Communal Lounge●Landscaped Gardens●Lift●

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 :

ENTRANCE A communal front door with secure entry system opens into the entrance hall with a communal lounge area and carpeted corridors leading to passenger lift and stairs to all floors. The House Manager's office is also located by the entrance

HALL Solid front door, carpeted flooring, walk-in storage cupboard with shelving and hot water tank, original coving, ceiling light and doors to:

LOUNGE 18' 7" x 10' 6" (5.66m x 3.20m) Double glazed windows facing the front and side
Decorative fireplace with electric fire, carpeted flooring, original coving, ceiling lights.
Glazed double doors open into:



KITCHEN 7' 3" x 5' 1" (2.21m x 1.55m) Double glazed window facing the front. Vinyl flooring, original coving, ceiling light. Wall and base units with roll edge work surfaces incorporating stainless steel sink with drainer. Integrated eye level electric oven and integrated microwave oven. Electric hob with extractor over and integrated fridge and freezer.



BEDROOM 17' 5" x 9' 1" (5.30m x 2.77m) Double glazed window facing the front. Electric heater, carpeted flooring, a built-in wardrobe, original coving, ceiling light.

SHOWER ROOM Electric heater, carpeted flooring. Low level WC, double enclosure shower, vanity unit incorporating wash hand basin

EXTERIOR Beautifully landscaped and maintained gardens surround the development with seating areas for residents. There is a residents car park which is used on a first come first served basis.



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



Flat 28 Austen Court, 205, Winchmore Hill Road, LONDON, N21 1QN

Dwelling type: Mid-floor flat
 Date of assessment: 01 October 2015
 Date of certificate: 01 October 2015
 Reference number: 9838-2899-7704-9405-6781
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 49 m²

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

Estimated energy costs of dwelling for 3 years:	£ 1,065
Over 3 years you could save	£ 84

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 126 over 3 years	
Heating	£ 420 over 3 years	£ 447 over 3 years	
Hot Water	£ 408 over 3 years	£ 408 over 3 years	
Totals	£ 1,065	£ 981	

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

Very energy efficient - lower running costs

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

Not energy efficient - higher running costs

Current	Potential
79	80

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	Available with Green Deal
1 Low energy lighting for all fixed outlets	£35	£ 87	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.