



Womersley Road, *Crouch End*, N8





**Womersley Road,
Crouch End, N8**

£1,699,995

Freehold

This fine home has been restored to the highest of standards throughout and is ideally situated within close proximity to favoured schools and transport links.

- Five double bedrooms
- Imposing corner plot
- Bespoke kitchen diner
- Elegant through reception
- Three bathrooms
- Close to Coleridge School
- Useful storage cellar
- Wonderful living space

A truly stunning five bedroom family house boasting 2,609 sq ft of fantastic living space. This beautiful home is positioned on a favourable road moments from Crouch End's Broadway.

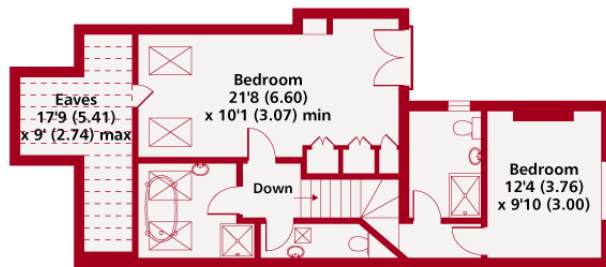
For more information or to arrange a viewing please contact:

Crouch End
36-37 Topsfield Parade
Crouch End, N8 8PT
020 8348 8181
crouchend.sales@kfh.co.uk

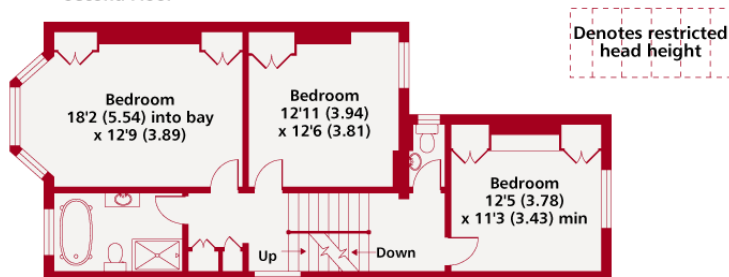
Kinleigh Folkard & Hayward

kfh.co.uk

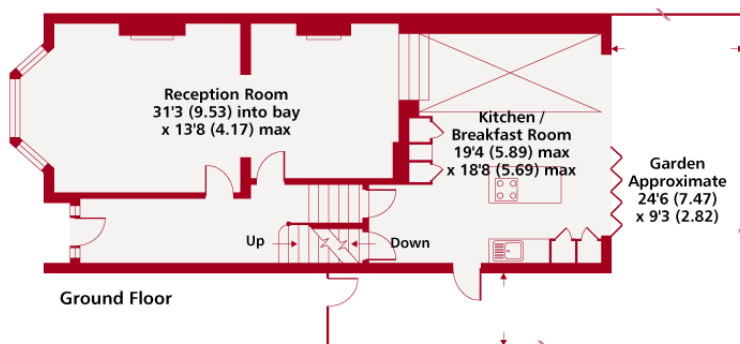
COMPLETELY LONDON



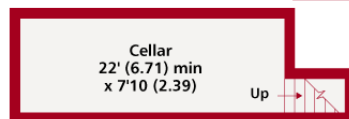
Second Floor



First Floor



Ground Floor



Lower Ground Floor

Womersley Road N8



Gross Internal Floor Area 2609 sqft 242.4 sqm (includes restricted head height)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Performance Certificate

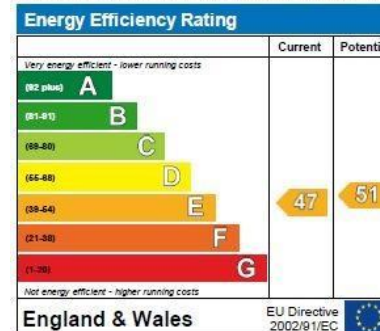


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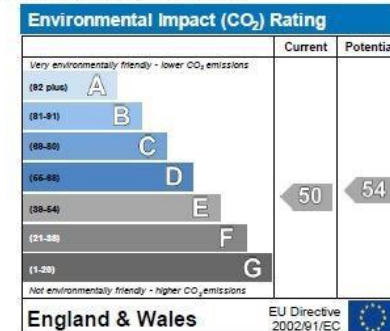
Date of assessment: 24 March 2012
Date of certificate: 28 March 2012

Type of assessment: RdSAP, existing dwelling
Total floor area: 204 m²

This home's performance is rated in terms of 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	299 kWh/m ² per year	273 kWh/m ² per year
Carbon dioxide emissions	9.5 tonnes per year	8.5 tonnes per year
Lighting	£151 per year	£77 per year
Heating	£1,995 per year	£1,887 per year
Hot water	£102 per year	£93 per year

You could save up to £191 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 figure 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.



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.