



NICOLA POWERS

exp[®] UK

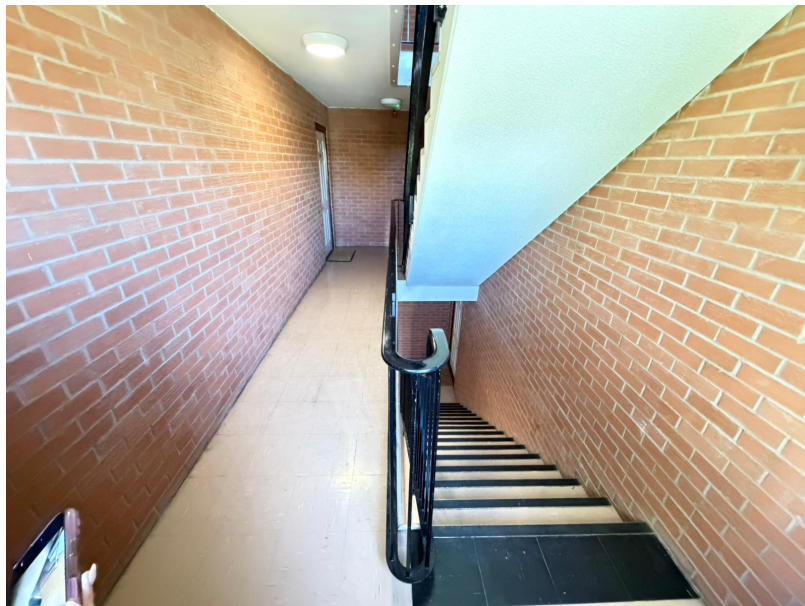
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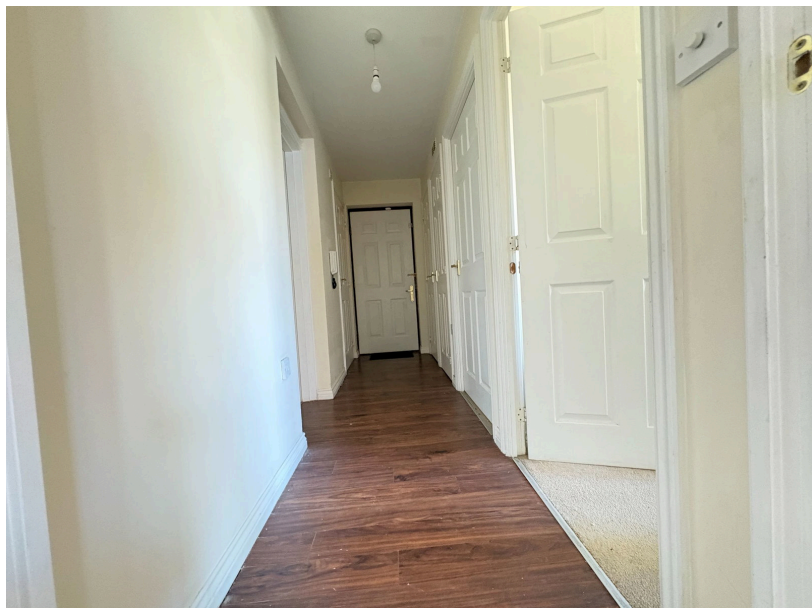
☎ 0121 629 0526

68 Ferguson Drive,
Offers Over £110,000

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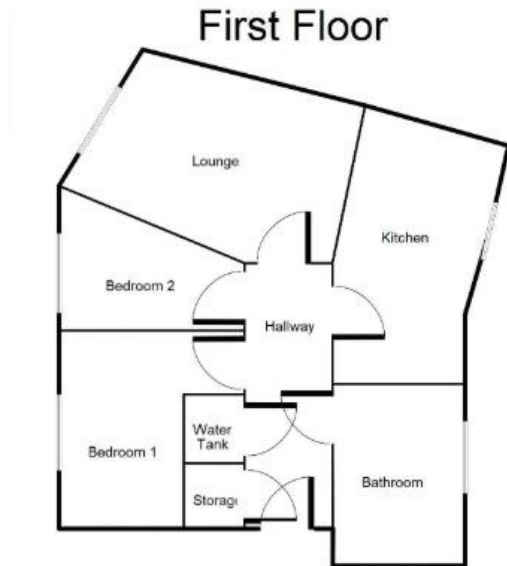


- NO UPWARD CHAIN
- SECURED INTERCOM ENTRANCE
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND A
- FRESH DECORATED LOUNGE SPACE
- OPPOSITE Q3 ACADEMY SCHOOL
- CLOSE TO GREAT BRIDGE/ OWEN STREET AMENITIES
- PUBLIC TRANSPORT



PLEASE QUOTE REFERENCE: NP1566

Stylish two-bedroom first floor apartment with no upward chain and ideally positioned opposite Q3 Academy, featuring allocated parking space and superb access to local amenities and transport links. A fantastic opportunity for first-time buyers or investors – early viewing is highly recommended! Council Tax Band A. EPC: C.



4/26, 4:55 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
68, Ferguson Drive TOTTENHAM TN1 1YU, UK	Energy rating C	Valid until 11 April 2028
	Certificate number	6842-2840-5543-5538-5431
Property type	Mid-floor flat	
Total floor area	54 square metres	

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standards-london-guidance) [here](https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standards-london-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
91-100	A		
81-90	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificates/6842-2840-5543-5538-5431?type=flat>

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