



 4
Bedrooms

 2
Bathrooms



We are delighted to present this 4-bedroom Terraced house on Friston Path, Manford Road, IG7 4BW

Property Features:

- Spacious Reception
- Fitted Good size Kitchen
- 1 Master bedroom
- 2 Double bedroom
- 1 Spacious Single bedroom
- Lot of storage spaces in the property
- Family bathroom upstairs
- WC downstairs
- Garden

Additionally, the property also benefits from double glazing throughout, central heating & free on-street/communal parking

Property is situated within minutes walking distances away from some great Schools and transportation links. Fairlop Waters is also less than 10 minutes drive away, where you can enjoy many activities with the family including; Stand up Paddleboarding, Water Sports Camps, Paddlesports, Sailing and many more.

Nearest Stations:

Grange Hill Station - 0.4 miles

Hainault Station - 0.5 miles

Fairlop Station - 1.0 miles

Nearest Schools:

Manford Primary School - 0.1 miles

Wells Park School - 0.4 miles

John Bramston Primary School - 0.5 miles

Additional Information:

Council tax band - D

Local Authority - London Borough of Redbridge

Available - Now

Part DSS clients with good Guarantor considered...

Rent: £2,600 pcm

Key criteria for tenants are below:

- * Tenants must be UK-based
- * Tenants must not have adverse credit.
- * Minimum household monthly income of 2.5x the rental amount is required.
- * Tenants are required to pay 2 months' advance rent and 1 month deposit before moving in.

For viewing please call us today at 02085970301.



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ZOOPLA

 OnTheMarket

Energy performance certificate (EPC)

2 Friston Path
CHIGWELL
IG7 4BW

Energy rating

D

Valid until: **12 April 2032**

Certificate
number: **2180-5514-9020-4207-9291**

Property type

Mid-terrace house

Total floor area

100 square metres

Rules on letting this property

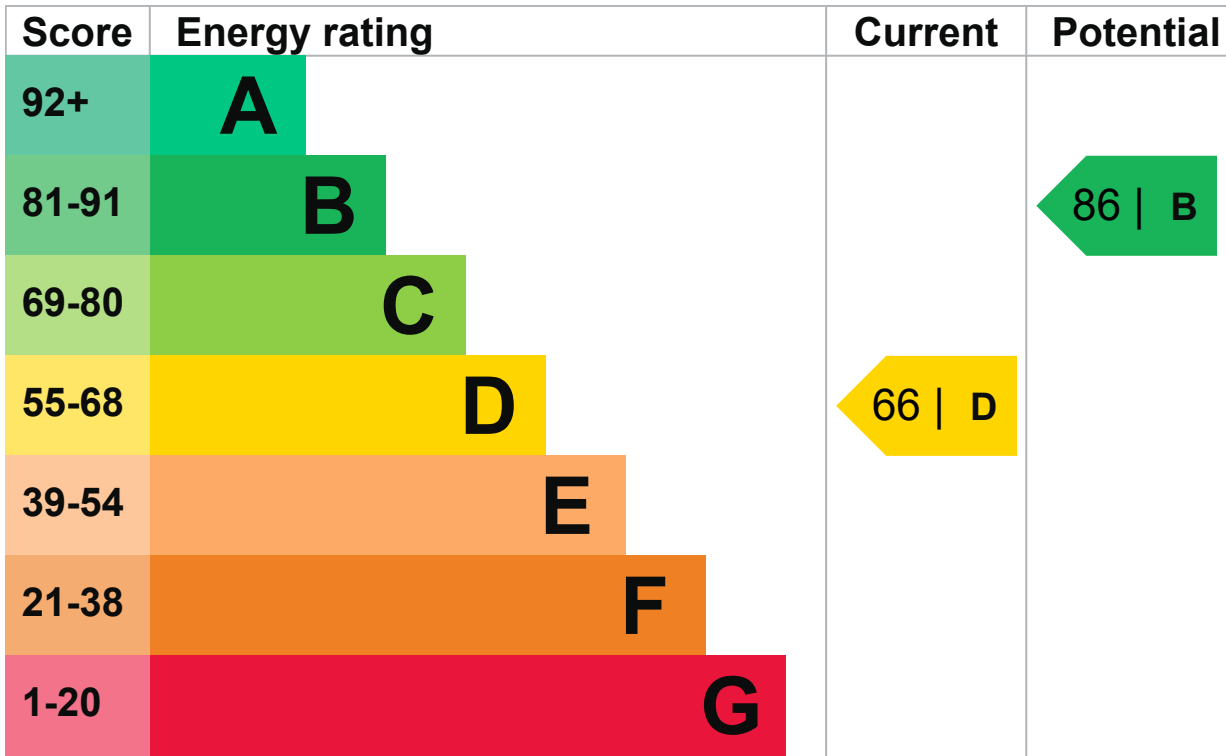
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

3.8 tonnes of CO₂

This property's potential production

1.4 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.4 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (66) to B (86).

▶ [Do I need to follow these steps in order?](#)



Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£173

Potential rating after completing step 1

73 | C

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£56

Potential rating after completing steps 1 and 2

76 | C

Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£30

Potential rating after completing steps 1 to 3

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£348

Potential rating after completing steps 1 to 4

86 | B

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£818

Potential saving if you complete every step in order

£259

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	12378 kWh per year
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Water heating	2236 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Type of insulation**Amount of energy saved**

Cavity wall insulation

1181 kWh per year

Saving energy in this property

[Find ways to save energy in your home.](#)

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Imran Ali

Telephone

07455779999

Email

imrangassafe@gmail.com

Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID207024

Telephone

01225 667 570

Email

info@quidos.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

11 April 2022

Date of certificate

13 April 2022

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[2028-1966-7200-2694-2920 \(/energy-certificate/2028-1966-7200-2694-2920\)](/energy-certificate/2028-1966-7200-2694-2920)

Valid until

21 October 2024
