



Coolhurst Road London N8

£425 Per Week - Available 30/09/2016

HAMPTONS
INTERNATIONAL

Beyond your expectations

Stunning top floor split level two bedroom apartment ideally located close to Crouch End Broadway & easy access to Highgate Underground.

Two double bedroom | Large reception | Spacious kitchen | Recently refurbished | Offered unfurnished | Available end September.

Description

The layout offers two double bedrooms, spacious reception room, large kitchen, family bathroom and ample storage. The flat has been beautifully finished with neutral decor and quality fittings.

Furnishing

Unfurnished



Bedroom



Bedroom2

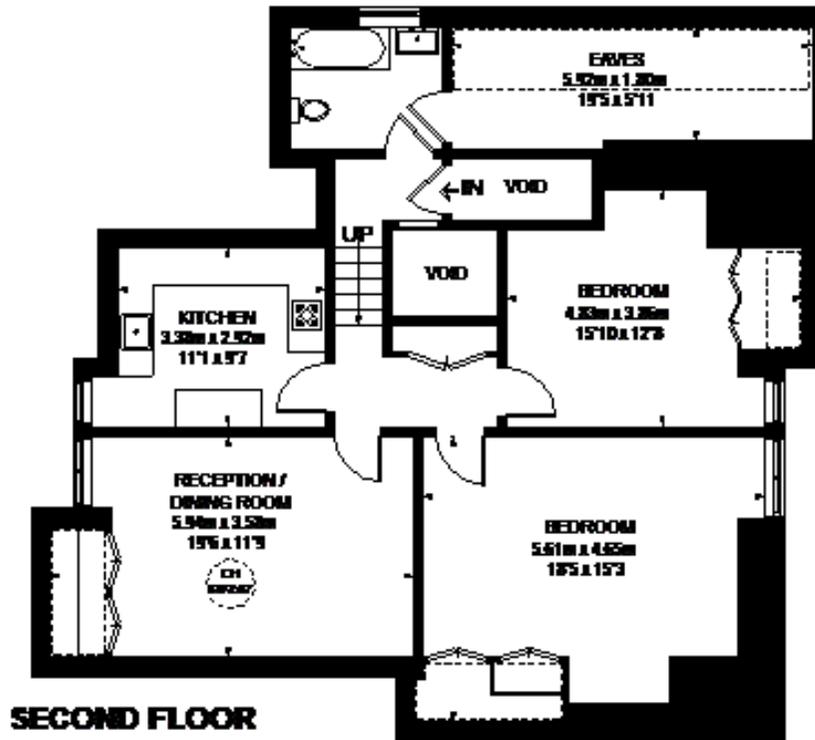
Hamptons Muswell Hill Lettings

256 Muswell Hill Broadway

London N10 3SH

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www.hamptons.co.uk



Energy Performance Certificate

Flat E, 31 Coolhurst Road, LONDON, N8 8ET

Dwelling type: Top floor flat
 Date of assessment: 08 July 2016
 Date of certificate: 08 July 2016

Reference number: 0747-2858-7835-0006-4045
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 60 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: £ 2,166
Over 3 years you could save £ 888

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 156 over 3 years	£ 156 over 3 years
Heating	£ 1,734 over 3 years	£ 840 over 3 years
Hot Water	£ 276 over 3 years	£ 262 over 3 years
Totals	£ 2,166	£ 1,258

You could save £ 888 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (101-120)		
B (81-100)		
C (61-80)		
D (41-60)		
E (21-40)		
F (11-20)		
G (1-10)		

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).

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 Increase loft insulation to 270 mm	£100 - £300	£ 153	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 730	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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