



£1,350 pcm
Muswell Hill, N10 3HT



1

Bedroom



1

Bathroom

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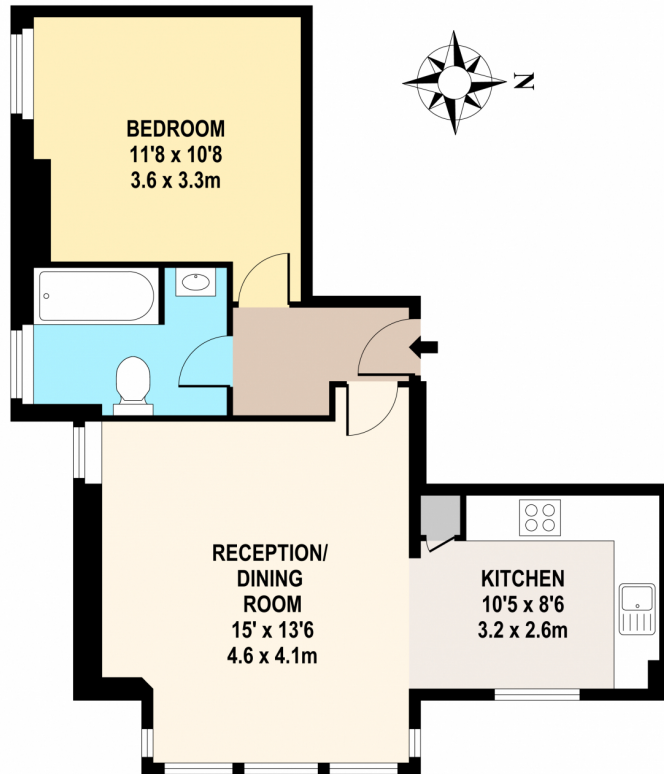
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1 Double Bedroom, Large Reception, modern fully fitted kitchen and bathroom/wc, hard wood flooring throughout, tiled floor to bathroom and kitchen, fitted kitchen including integrated washing machine and dishwasher, GCH, wood sash double glazed windows to the front and UPVC double Glazing to the side, intercom entryphone, feature fireplace, secure private parking and the use of a communal garden.

We are pleased to offer this spacious, bright one bedroom flat located within minutes walk of the shops and amenities of Muswell Hill Broadway and also the pastoral beauty of Highgate Woods. The closest underground station is Highgate (Northern Line) and is a 14 minute walk or a six minute bus ride.

The property comprises of a double bedroom, large reception, modern fully fitted kitchen and bathroom/wc and it benefits from hard wood flooring throughout, tiled floor to bathroom and kitchen, fitted kitchen including integrated washing machine and dishwasher, GCH, wood sash double glazed windows to the front and UPVC double Glazing to the side, intercom entryphone, feature fireplace, secure private parking and the use of a communal garden.



FIRST FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)

Energy Performance Certificate HM Government

Flat 4, 73, Muswell Hill Road, LONDON, N10 3HT

Dwelling type: Mid-floor flat
Date of assessment: 19 February 2016
Date of certificate: 03 March 2016

Reference number: 0340-2831-7025-0096-8221
Type of assessment: RUSAP, existing dwelling
Total floor area: 47 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: £ 1,488
Over 3 years you could save £ 75

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	
Heating	£ 1,130 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Totals	£ 1,488	£ 1,413	You could save £ 75 over 3 years

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

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.

Energy Efficiency Rating	Current	Potential
100-91% A		
91-81% B		
81-69% C		
69-55% D		
55-49% E		
49-41% F		
41-1% G		

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£72

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.

