



£1,200 pcm  
Torrington Park, N12



 1  
Bedroom

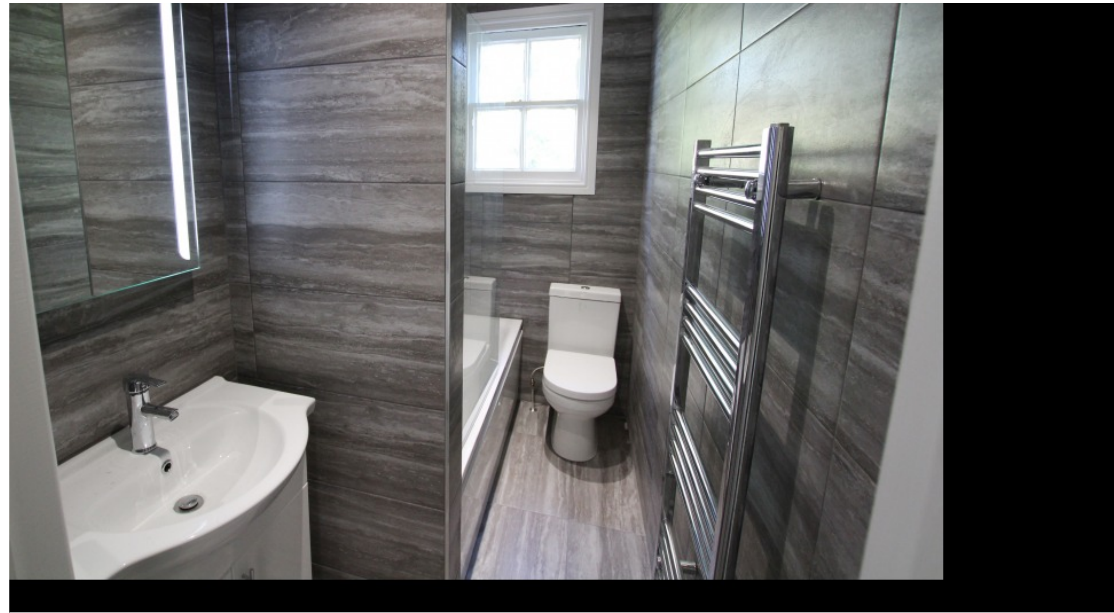
 1  
Bathroom

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info@fhm-metropolis.com

020 8342 7100



**£1,200 pcm**  
**Torrington Park, N12**



One bedroom flat situated close to shops and amenities of Finchley/Whetstone and within 12 minutes walk of Woodside Park Underground Station (Northern Line).

We are pleased to offer this one bedroom flat situated close to shops and amenities of Finchley/Whetstone and within 12 minutes walk of Woodside Park Underground Station (Northern Line).

The property is situated on the first floor and comprises of one large double bedroom, large reception, modern fitted kitchen and bathroom/wc and has been finished to a high standard.



# £1,200 pcm Torrington Park, N12

**Energy Performance Certificate**

Flat 3, Waverley Court, Torrington Park, LONDON, N12 9TR

Dwelling type: Mid-four flat Reference number: 0853-2896-7630-0008-5985  
 Date of assessment: 08 July 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 10 July 2018 Total floor area: 46 m<sup>2</sup>

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: **£ 1,281**

Over 3 years you could save: **£ 318**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 945 over 3 years	£ 624 over 3 years	
Hot Water	£ 228 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 1,281</b>	<b>£ 963</b>	<b>You could save £ 318 over 3 years</b>

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years*
1. Internal or external wall insulation	£4,000 - £14,000	£ 180
2. Replace single glazed windows with low E double glazed windows	£3,300 - £5,300	£ 138

\* To find out more about the recommended measures and other actions you should take, log on to [www.gov.uk/energy-grants-calculator](http://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.

