



The Broadway, N8

2 Bed Flat N8 - £1,580 pcm

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<https://www.fhm-metropolis.com/>

Description:

We are pleased to offer this spacious two bedroom, first floor, flat situated in the heart of Crouch End with views over the Clock Tower and The Broadway. The property comprises of two large double Bedrooms, spacious Kitchen/Diner, modern bathroom/WC, spacious hallway with storage cupboard and also its own separate storage room located just off the communal hallway.

The flat benefits from wood floors throughout, fitted kitchen including dishwasher and washing machine, GCH, secondary glazing, hard wood doors, video entryphone, lift access, large separate secure storage room.

Features:

Secure Storage Room

Metropolis (First Housing Management Ltd)

3 Topsfield Parade

Middle Lane

Crouch End

London N8 8PR

info@fhm-metropolis.com

020 8342 7100



METROPOLIS
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Energy Performance Certificate

SAP

Energy Performance Certificate

Flat 10,
Chancellors Lofts,
The Broadway,
CROUCH END,
N8 8DU

Dwelling type: Mid-floor flat
Date of assessment: 08 October 2010
Date of certificate: 11 October 2010
Reference number: 8140-6520-8919-3058-8902
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

67

70

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

Current

Potential

64

65

England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	256 kWh/m² per year	243 kWh/m² per year
Carbon dioxide emissions	3.3 tonnes per year	3.2 tonnes per year
Lighting	£124 per year	£62 per year
Heating	£497 per year	£509 per year
Hot water	£96 per year	£96 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

energy saving recommended

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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Category :Properties for rent

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Admin Fees : £120 per Tenant(includes all credit checks, Inventory and Agreements)

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(or)



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