

**London, N7**

1 Bed Flat N7 - £1,150 pcm

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

**Description:**

We are pleased to offer this cosy one bedroom first floor flat situated within 8 minutes walk of Finsbury Park Station and set off on a side road close to the shops and amenities of Seven Sisters Road. The property comprises of one large double bedroom, kitchen/living room and bathroom/wc and benefits from GCH, modern double glazing, breakfast bar, washing machine, modern tiled bathroom and entryphone.

**Metropolis (First Housing Management Ltd)**

3 Topsfield Parade

Middle Lane

Crouch End

London N8 8PR

[info@fhm-metropolis.com](mailto:info@fhm-metropolis.com)

020 8342 7100



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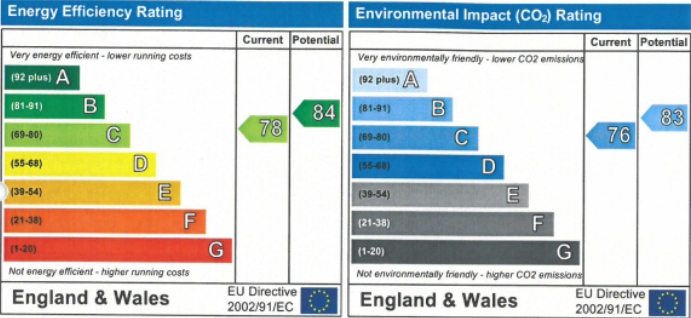
Energy Performance Certificate



Flat 1  
2-6 Durham Road  
LONDON  
N7 7DR

Dwelling type: Mid-floor flat  
Date of assessment: 13 July 2009  
Date of certificate: 14 July 2009  
Reference number: 9678-9078-6233-6341-7064  
Total floor area: 31 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	263 kWh/m <sup>2</sup> per year	187 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.3 tonnes per year	1.0 tonnes per year
Lighting	£31 per year	£15 per year
Heating	£226 per year	£190 per year
Hot water	£81 per year	£65 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



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

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

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**Category :**Properties for rent

**Available from :** 13 Dec 2018

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

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ASSOCIATION

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(or)



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