



Falmer Road, N15
2 Bed Flat N15 - £1,250 pcm

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

Description:

Two bedroom first floor flat situated on a quiet residential turning, and within easy reach of local amenities, the green spaces of Chestnuts Park, and Turnpike Lane Underground Station. Added benefits include an open plan lounge with modern fitted kitchen, double glazing & gas central heating. Viewing is highly recommended.

Metropolis (First Housing Management Ltd)

3 Topsfield Parade

Middle Lane

Crouch End

London N8 8PR

info@fhm-metropolis.com

020 8342 7100



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First Housing Management Ltd

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Energy Performance Certificate



43a, Falmer Road, LONDON, N15 5BA

Dwelling type: Top-floor flat
Date of assessment: 27 September 2017
Date of certificate: 29 September 2017
Reference number: 8273-7221-5980-5413-5926
Type of assessment: RdSAP, existing dwelling
Total floor area: 51 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: £ 2,337

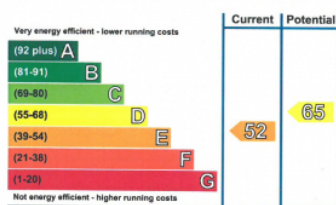
Over 3 years you could save £ 648

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 1,980 over 3 years	£ 1,332 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 2,337	£ 1,689	You could save £ 648 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.

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 Internal or external wall insulation	£4,000 - £14,000	£ 645	✓

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.

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Category :Properties for rent

Available from : 26 Jan 2019

Admin Fees : £120 per tenant includes credit checks, inventory and agreement

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(or)



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