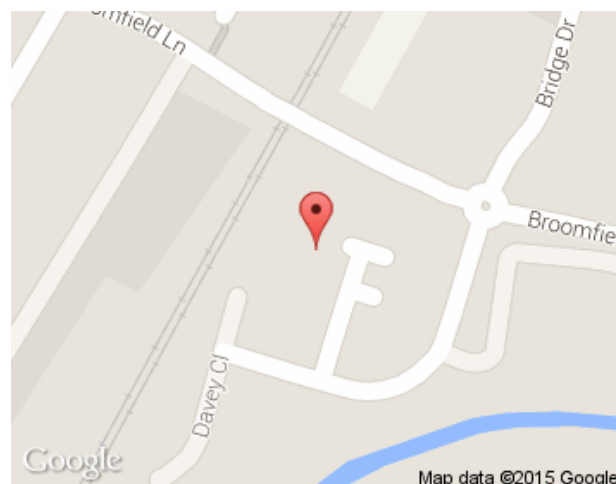


Shapland Way, Palmers Green, N13
£265,000, Leasehold



A second floor one double bedroom purpose built flat situated in this cul-de-sac position close to Palmers Green multiple shopping facilities, library and the Rail station offering regular services to inner London.





Broomfield Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

A second floor one double bedroom purpose built flat situated in this cul-de-sac position close to Palmers Green multiple shopping facilities, library and the Rail station offering regular services to inner London.

Energy Performance Certificate



Shapland Way, LONDON, E17 7AA

Dwelling type: Top-floor flat
Reference number: 9136-2807-7628-9994-8485
Date of assessment: 13 December 2014
Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 December 2014
Total floor area: 49 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:

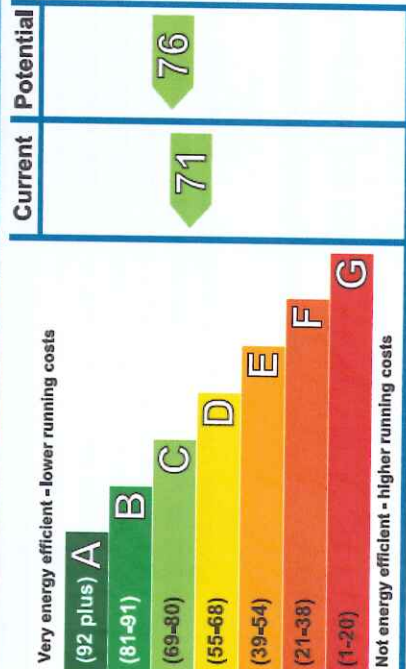
Estimated energy costs of dwelling for 3 years:	£ 1,416
Over 3 years you could save	£ 234

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 105 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; display: inline-block; transform: rotate(-45deg); font-weight: bold;"> You could save £ 234 over 3 years </div>
Heating	£ 933 over 3 years	£ 834 over 3 years	
Hot Water	£ 294 over 3 years	£ 243 over 3 years	
Totals	£ 1,416	£ 1,182	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).