

Tash Place, New Southgate, N11
£339,950, Leasehold



A two bedroom ex-local authority purpose built flat situated within easy walking distance of New Southgate Rail and Arnos Grove Piccadilly line underground station. The property requires some internal updating and is being sold Chain-Free.





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 two bedroom ex-local authority purpose built flat situated within easy walking distance of New Southgate Rail and Arnos Grove Piccadilly line underground station. The property requires some internal updating and is being sold Chain-Free.

Energy Performance Certificate

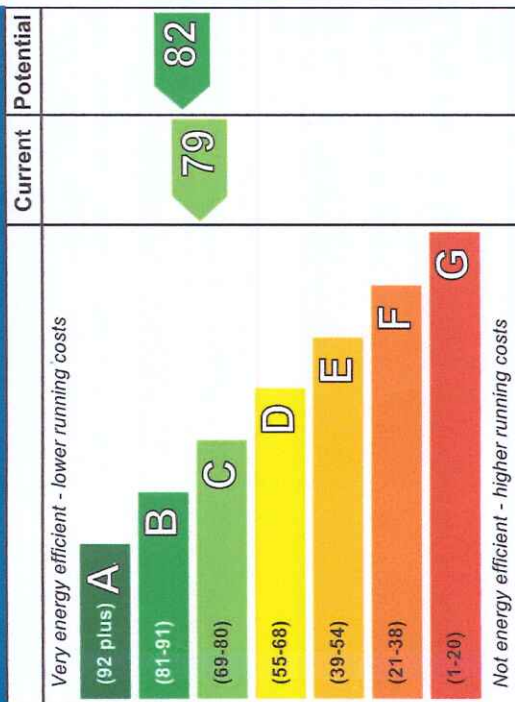


Tash Place
LONDON
N11

Dwelling type: Mid-floor flat
Date of assessment: 22 March 2010
Date of certificate: 22 March 2010
Reference number: 2928-1047-6217-7540-0904
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 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

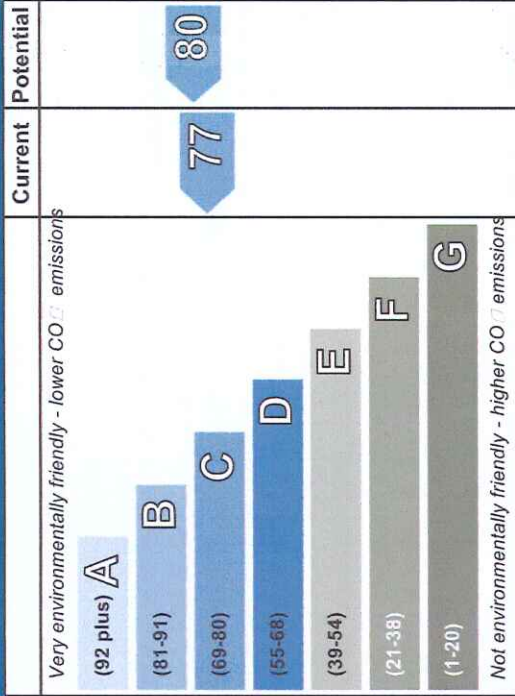


England & Wales

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.

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a 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	169 kWh/m ² per year	143 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.7 tonnes per year
Lighting	£44 per year	£44 per year
Heating	£267 per year	£237 per year