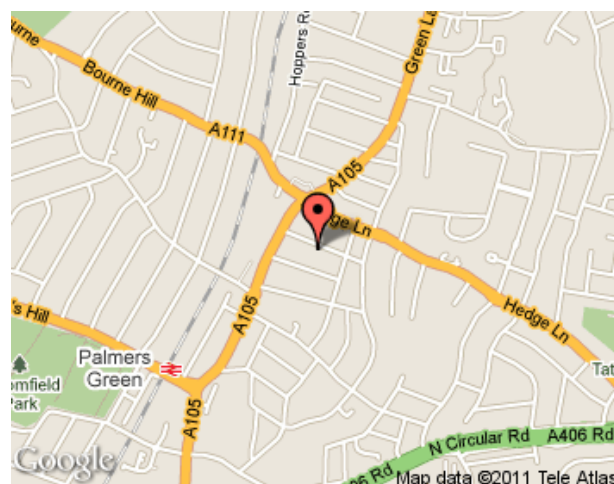


Osborne Road, Palmers Green, N13
£323 per week, For long let



A 2 double bedroom garden flat. This first floor flat offering spacious and clean accommodation with the benefit of double glazing, GCH, laminated and carpeted flooring, modern bathroom with a shower and an appliance fitted kitchen with fridge/freezer, washing machine and gas cooker, own section of south facing rear garden, close to shops & BR station. Available 20th August 2016.





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

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Over 3 years you could save

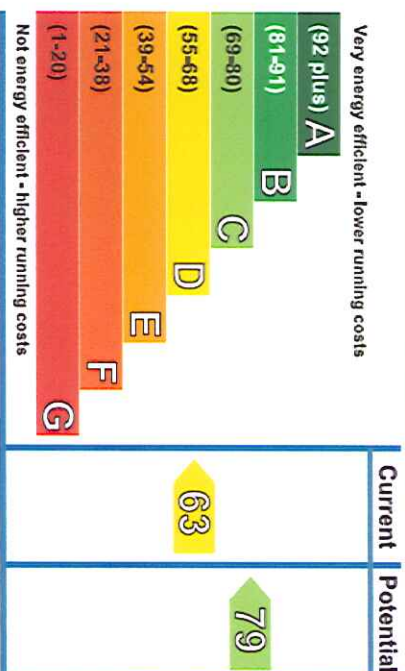
£ 831

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 117 over 3 years	
Heating	£ 1,536 over 3 years	£ 813 over 3 years	
Hot Water	£ 282 over 3 years	£ 234 over 3 years	
Totals	£ 1,995	£ 1,164	

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).

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 Increase loft insulation to 270 mm	£100 - £350	£ 51	
2 Internal or external wall insulation	£4,000 - £14,000	£ 570	
3 Low energy lighting for all fixed outlets	£20	£ 48	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.