

Fox Lane, Palmers Green, N13
£312 per week, For long let



This most spacious 2 bedroom first floor Edwardian converted flat is situated within easy walking distance of Palmers Green shopping and transport facilities including the rail station. It is available furnished and as seen, gas central heating, kitchen/ breakfast room, laminated flooring throughout. Available now.






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

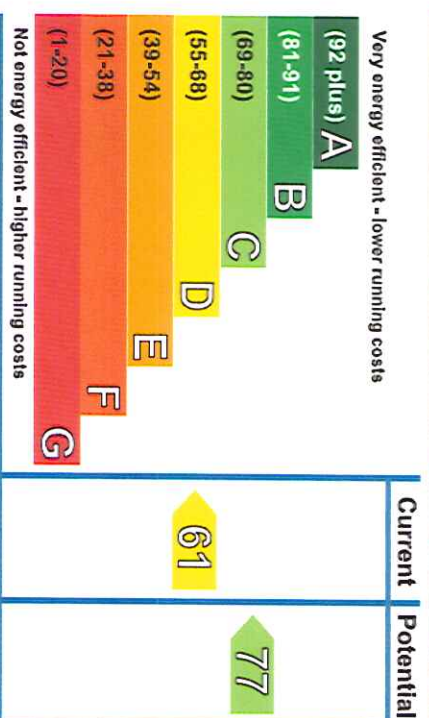
This most spacious 2 bedroom first floor Edwardian converted flat is situated within easy walking distance of Palmers Green shopping and transport facilities including the rail station. It is available furnished and as seen, gas central heating, kitchen/ breakfast room, laminated flooring throughout. Available now.

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 159 over 3 years	
Heating	£ 1,848 over 3 years	£ 960 over 3 years	
Hot Water	£ 330 over 3 years	£ 333 over 3 years	
Totals	£ 2,478	£ 1,452	

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 Internal or external wall insulation	£4,000 - £14,000	£ 783	
2 Low energy lighting for all fixed outlets	£45	£ 120	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 117	

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.