



## Brunswick Gardens, Barkingside, IG6 2QY

### Offers in excess of £285,000

Sandra Davidson are pleased to present a rare opportunity to acquire a, well maintained two bedroom ground floor maisonette situated on a very popular road within Barkingside. The property features a long lease, own garden, separate fitted kitchen and off street parking. The property is within walking distance to local transport links, shops and amenities and can only be appreciated by an internal inspection. The property comprises:-

- Two Bedrooms
- Gas Central heating
- Detached Garage
- Separate Fitted Kitchen
- Double Glazed
- Long Lease





### ENTRANCE

Via partly glazed wooden door into L shaped entrance hall, laminate floor, light, radiator, smoke alarm, doors to :-

### LOUNGE 3.79m x 3.17m (12'5" x 10'5")

Radiator, laminate flooring, fully double glazed patio doors to garden, vertical blinds, shelving, tiled fire surround, light

### BEDROOM ONE 3.60m x 3.17m (11'10" x 10'5")

Double glazed casement window to front with vertical blind, radiator under, carpeted flooring, lights

### BEDROOM TWO 2.89m x 2.78m (9'6" x 9'1")

Double glazed casement window to front with vertical blind, radiator under, carpeted flooring, lights

### KITCHEN 2.25m x 1.80m (7'5" x 5'11")

Fitted wall and base units, work surface, built-in gas oven and gas hob with extractor hood, one bowl single drainer sink unit with tiled splash back, laminate flooring, spotlights inset in ceiling, casement window to rear

### FAMILY BATHROOM 1.90m max x 1.71m max (6'3" max x 5'7" max)

Partly tiled walls, bathtub, opaque double glazed casement window, radiator, handwash basin with tiled splashback, mirrored wall mounted vanity unit, light, laminate flooring, extractor fan, fitted corner shelving unit

### EXTERIOR

The rear garden is approximately 50' with paved path to lawn area, wall mounted exterior lights and side access gate, detached garage accessed via a shared drive.

To the front of the property there is off street parking



**Energy Performance Certificate**

69, Brunswick Gardens, ILFORD, IG8 2QY

Dwelling type: Ground-floor maisonette  
 Date of assessment: 30 September 2008  
 Date of certificate: 30 September 2008  
 Reference number: 7308-6043-6211-5818-4074  
 Total floor area: 44 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	70	61	65

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	380 kWh/m <sup>2</sup> per year	313 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.6 tonnes per year	2.3 tonnes per year
Lighting	£20 per year	£20 per year
Heating	£356 per year	£328 per year
Hot water	£65 per year	£57 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPIC may be given to EST to provide information on financial help for improving its energy performance.

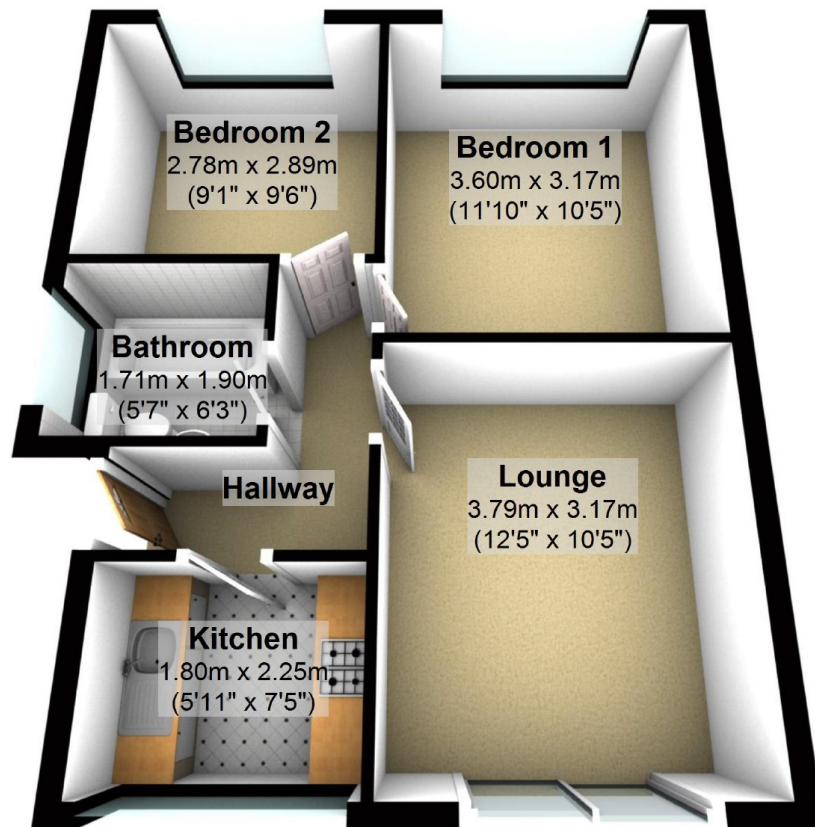
For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 812 012 or visit [www.energy-saving-trust.org.uk/myhome](http://www.energy-saving-trust.org.uk/myhome)

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## Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 44.2 sq. metres (476.0 sq. feet)

This plan is for illustration purposes only and may not be representative of the property Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using The Mobile Agent.