

Myrtle Road, Palmers Green, N13
£289 per week + fees, For long let



A redecorated first floor maisonette with 2 large bedrooms, spacious reception, modern appliance fitted kitchen including gas hob/electric oven, fridge/freezer, washing machine, bathroom with shower, double glazing and GCH, within walking distance to local bus stops. Available 1 March.





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Long Description

A redecorated first floor maisonette with 2 large bedrooms, spacious reception, modern appliance fitted kitchen including gas hob/electric oven, fridge/freezer, washing machine, bathroom with shower, double glazing and GCH, within walking distance to local bus stops. Available 1 March.

Energy Performance Certificate



Myrtle Road

Dwelling type: Top-floor maisonette
 Date of assessment: 03 November 2008
 Date of certificate: 03 November 2008
 Reference number: 9253-2837-6492-0708-5411
 Total floor area: 53 m²

LONDON
 N13 5QX

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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	351 kWh/m ² per year	218 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	1.9 tonnes per year
Lighting	£48 per year	£24 per year
Heating	£391 per year	£272 per year
Hot water	£83 per year	£62 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 savings 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 EPC 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 help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome