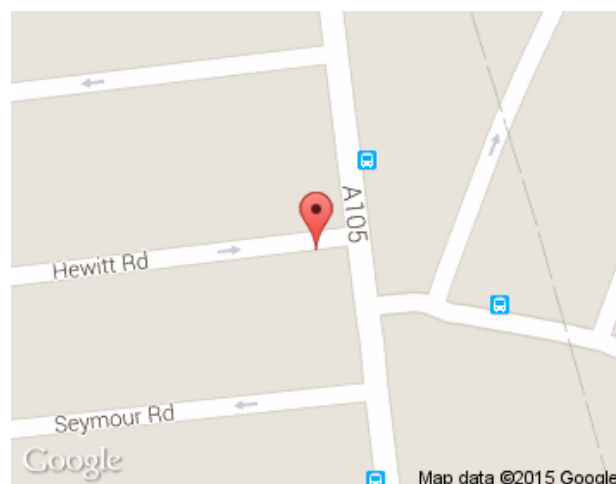


**Green Lanes, Haringey, N8  
£485 per week, For long let**



Situated in the heart of Haringey Green Lanes and corner of Allison Road this split level 3 double bedroom maisonette has its own entrance, double glazing, GCH with combi boiler, appliance fitted kitchen/diner, bathroom and separate w/c. Property is available now and is close to all major transport facilities.





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

Situated in the heart of Haringey Green Lanes and corner of Allison Road this split level 3 double bedroom maisonette has its own entrance, double glazing, GCH with combi boiler, appliance fitted kitchen/diner, bathroom and separate w/c. Property is available now and is close to all major transport facilities.

# Energy Performance Certificate



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## Green Lanes, LONDON

**Dwelling type:** Mid-floor maisonette  
**Reference number:** 8972-7129-0279-8312-5992  
**Date of assessment:** 12 November 2012  
**Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 14 November 2012  
**Total floor area:** 89 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

### Estimated energy costs of dwelling for 3 years:

**£ 3,024**

### Over 3 years you could save

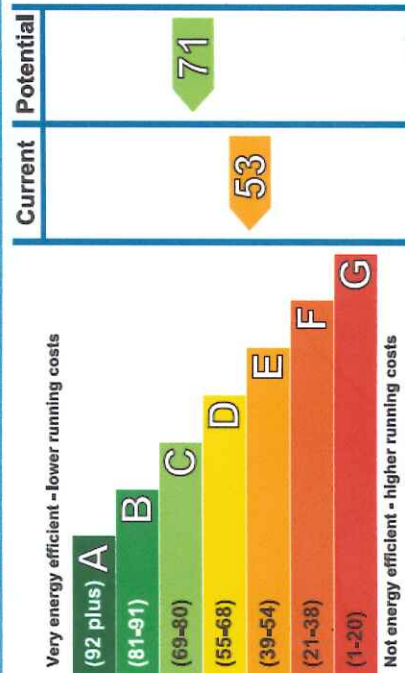
**£ 1,122**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 153 over 3 years	
Heating	£ 2,484 over 3 years	£ 1,497 over 3 years	
Hot Water	£ 252 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 3,024</b>	<b>£ 1,902</b>	

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).