

**Ashridge Gardens, Palmers Green, N13  
£404 per week, For long let**



**FURNISHED OR UNFURNISHED .** This halls-adjoining 3 bedroom 2 reception semi detached property is conveniently situated just off Powys Lane and also Wilmer Way and therefore is within walking distance of Arnos Grove Piccadilly Line Tube Station as well as bus routes connecting to Bounds Green and Southgate. Double glazing windows, GCH, first floor with laminated flooring, fitted kitchen with appliances, downstairs guest cloakroom off street parking and rear garden.

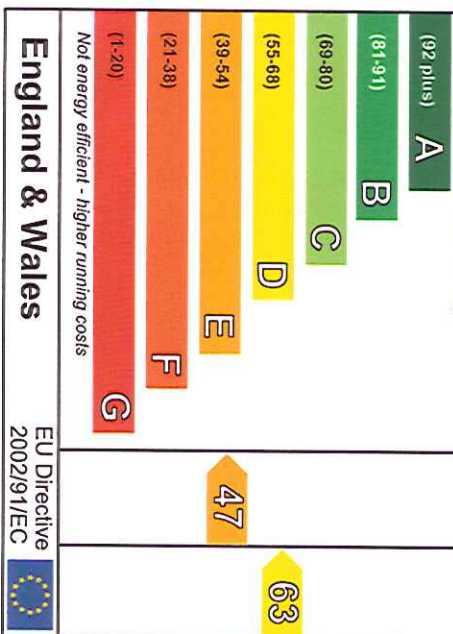




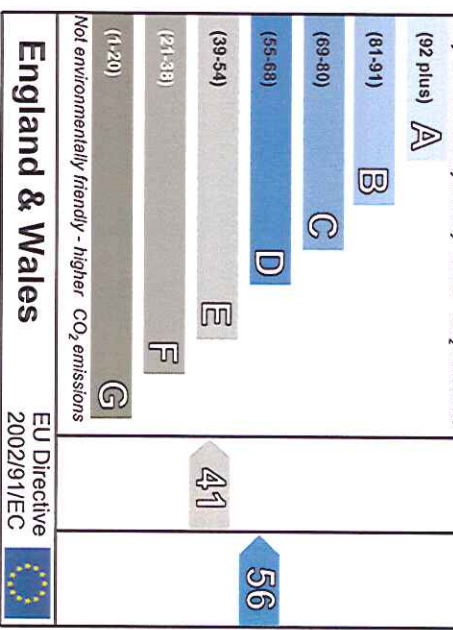
Broomfield Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as 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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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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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

	Current	Potential
Energy use	410 kWh/m <sup>2</sup> per year	284 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.9 tonnes per year	4.8 tonnes per year
Lighting	£77 per year	£45 per year
Heating	£841 per year	£609 per year
Hot water	£113 per year	£86 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](http://www.energysavingtrust.org.uk/myhome)