

Woodberry Avenue, Winchmore Hill, N21
£404 per week, For long let



UNFURNISHED. A larger than average older style 3 bedroom, 2 reception property that can be used as a 4 bedroom house. South facing rear garden, modern appliance fitted kitchen, downstairs shower room/wc, 3 large bedrooms, gas central heating, off street car parking, just off Green Lanes close to Sainsbury's and Winchmore Hill BR station.





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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Energy Performance Certificate

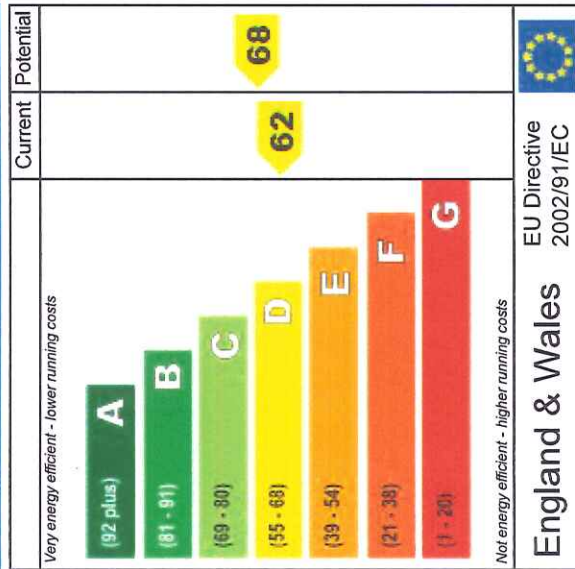


Woodberry Avenue
LONDON

Dwelling type: Mid-terrace house
Date of assessment: 6 March 2010
Date of certificate: 08-Mar-2010
Reference number: 8330-6427-7080-3356-9906
Type of assessment: RdSAP, existing dwelling
Total floor area: 106 m²

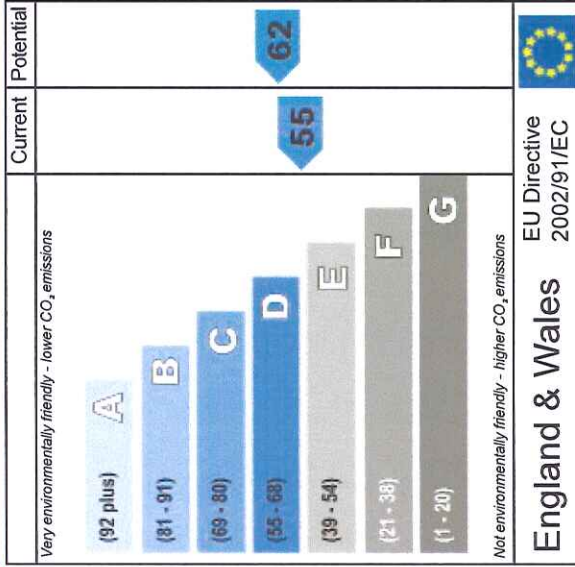
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

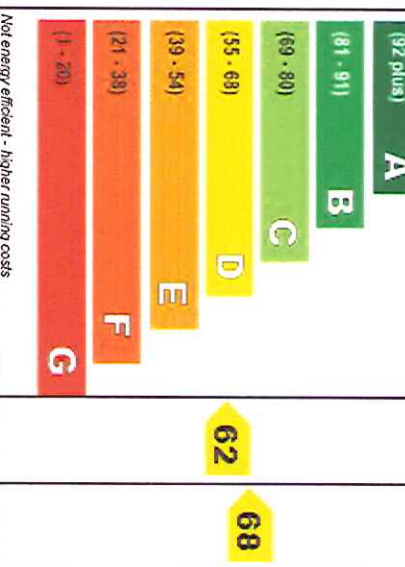
Environmental Impact (CO₂) Rating



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

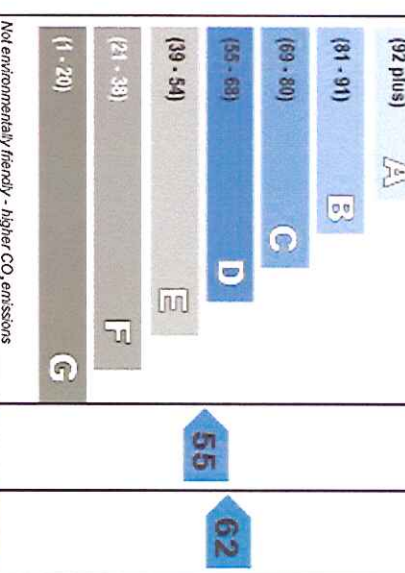
	Current	Potential
Energy use	286 kWh/m ² per year	242 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	4.3 tonnes per year
Lighting	£69 per year	£55 per year
Heating	£762 per year	£652 per year



England & Wales EU Directive 2002/91/EC



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Hot water	£126 per year	£118 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

