

**Selborne Road, Southgate, N14**  
**£577 per week, For long let**



A very substantial 5 bedroom character property with 3 large and independent receptions situated just off Cannon Hill in this desirable area close to St Monica's and Walker's schools and on The Green, Southgate. An appliance fitted kitchen and modern bathroom, further downstairs shower room/wc, landscaped rear garden with two large timber summer houses, off street parking, walking distance to Southgate tube station and Palmers Green Rail station.







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## Long Description


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Over 3 years you could save

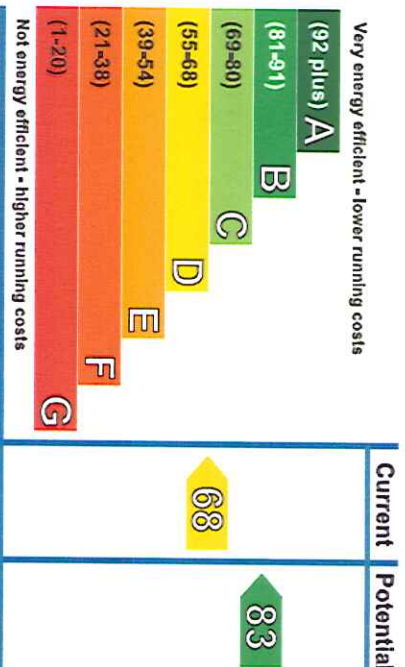
£ 891

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 210 over 3 years	
Heating	£ 2,499 over 3 years	£ 1,749 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 3,144</b>	<b>£ 2,253</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).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 606	
2 Floor Insulation	£800 - £1,200	£ 165	
3 Low energy lighting for all fixed outlets	£50	£ 120	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.