

**Godolphin Close, Palmers Green, N13**  
**£169,950**



**GREAT INVESTMENT OPPORTUNITY.** A second floor studio flat in need of modernising, situated in a quiet cul-de-sac close to the W4 bus routes connecting to Wood Green tube station and in close walking proximity of Palmers Green shopping and transport facilities.



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## Long Description

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# Energy Performance Certificate



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**Godolphin Close, LONDON, W5 2 12**

**Dwelling type:** Top-floor flat  
**Date of assessment:** 23 January 2015  
**Date of certificate:** 29 January 2015  
**Reference number:** 0334-2817-7391-9825-6045  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 37 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:**

**£ 1,728**

**Over 3 years you could save**

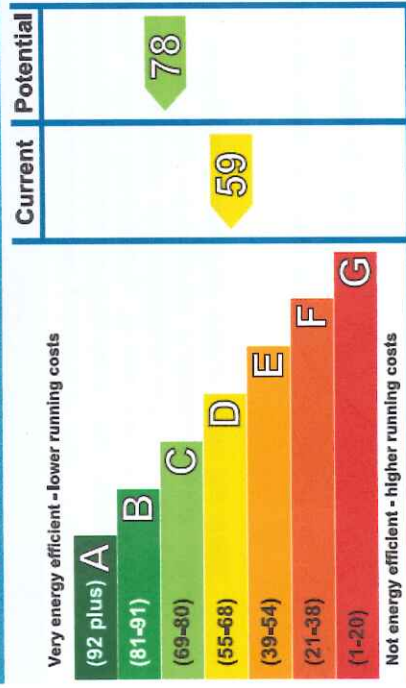
**£ 789**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 90 over 3 years	
Heating	£ 1,245 over 3 years	£ 543 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 1,728</b>	<b>£ 939</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).