



For Sale

Fox Lane, N13
£350,000

Anthony Pepe are offering for sale this spacious top floor period conversion maisonette within the centre of the Palmers Green Lakes Estate. The property consists of a 15ft reception room with large windows allowing fantastic light that leads to a sizable fitted kitchen with space for dining and a double bedroom that offers dual aspect windows. The bathroom is partially tiled and has a shower over the bath. The property is being sold with an allocated off street parking space, a lease of over 900 years and is situated within a short walk of Palmers Green High Street, Network Railway station and the popular Broomfield Park. Viewing highly recommended for investment or occupation.

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Palmers Green Office : 020 8882 6567

www.anthonypepe.com residential sales & letting agents

Anthony Pepe & their clients give notice that: 1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact. 2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order. 3. All Measurements are approximate.



Anthony Pepe



Energy Performance Certificate



Fox Lane
LONDON
N13

Dwelling type: Top-floor flat
Date of assessment: 05 May 2010
Date of certificate: 05 May 2010
Reference number: 8650-6825-4190
Type of assessment: RdSAP, existing dwelling
Total floor area: 51 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		80	84			80	83
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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 (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	169 kWh/m ² per year	144 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£64 per year	£32 per year
Heating	£222 per year	£214 per year
Hot water	£86 per year	£79 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 temperatures, 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.

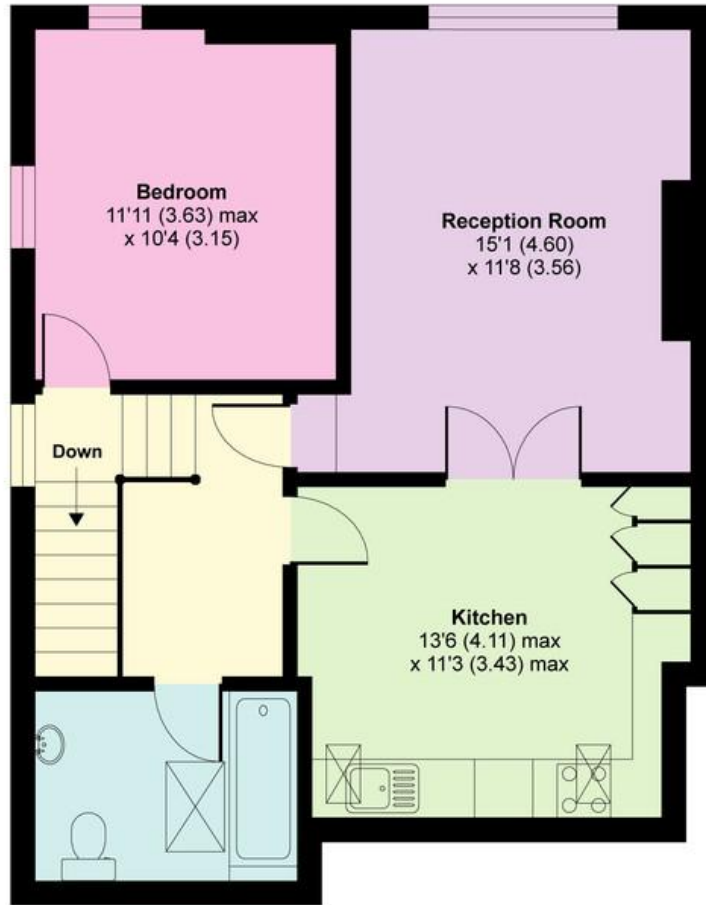


Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

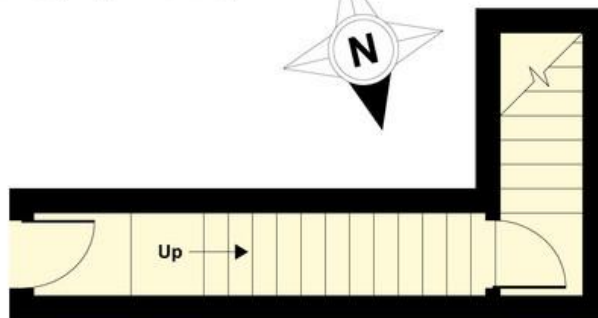
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Fox Lane, Palmers Green, London, N13

APPROX. GROSS INTERNAL FLOOR AREA 691 SQ FT 64 SQ METRES



SECOND FLOOR
abt 621 SQFT (INTERNAL)



RAISED GROUND FLOOR
abt 70 SQFT (INTERNAL)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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