



For Sale

Effingham Road, N8 0AE
£850,000

A beautiful three bedroom Victorian mid-terrace house situated on the fashionable 'Harringay Ladder'. The property has been well maintained by current vendor and would be perfect for a young professional family. The ground floor features two reception rooms with interconnecting doors and a modern 19ft living kitchen/dining room with doors leading to the rear garden. The first floor boasts three double bedrooms and a stylish bathroom. The property is offered with no onward chain. Located moments away from Green Lanes, Harringay with its superb selection of shops and restaurants as well as the highly acclaimed Salisbury Arms public house and Moka coffee shop.** Sole Agents**

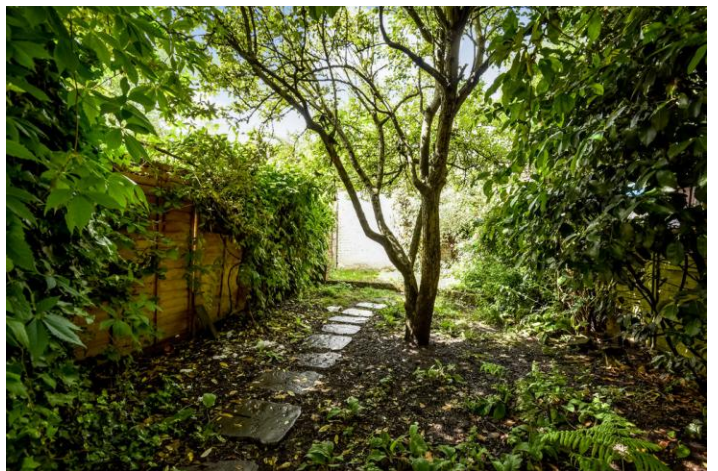
Harringay Office : 020 8341 9999
Highbury Office: 020 7704 2100
Palmer's Green Office : 020 8882 6567

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Anthony Pepe



Energy Performance Certificate



Effingham Road, LONDON, N8

Dwelling type: Mid-terrace house
Date of assessment: 20 June 2016
Date of certificate: 21 June 2016

Reference number: 0007-2830-7461
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 m²

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

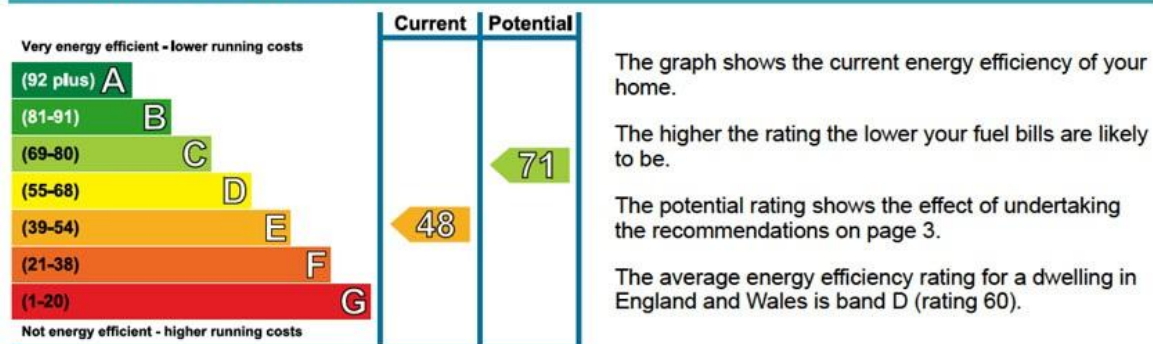
Estimated energy costs of dwelling for 3 years:	£ 4,221
Over 3 years you could save	£ 1,266

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 198 over 3 years	
Heating	£ 3,594 over 3 years	£ 2,511 over 3 years	
Hot Water	£ 348 over 3 years	£ 246 over 3 years	
Totals	£ 4,221	£ 2,955	

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



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

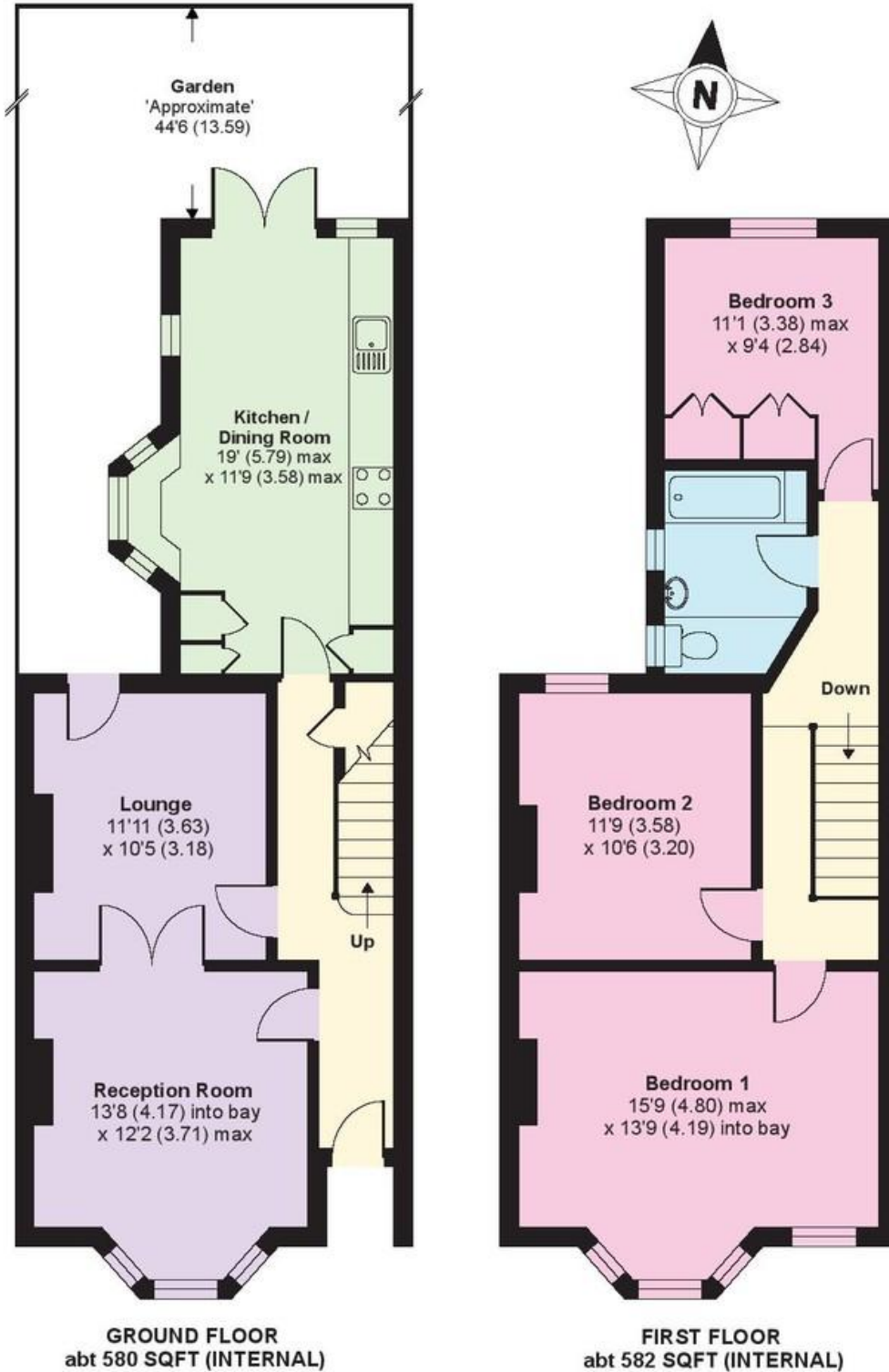
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 810	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 129	
3 Low energy lighting for all fixed outlets	£25	£ 69	

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 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.

Effingham Road, London, N8

APPROX. GROSS INTERNAL FLOOR AREA 1162 SQ FT 107.9 SQ METRES



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 as to the total square footage of the property if quoted on this plan. Any figure given is for initial

www.anthonypepe.com
residential sales and letting agents
property management
development consultants

Palmers Green Branch
301 Green Lanes, Palmers Green
London N13 4XS
tel 020 8882 6567 fax 020 8882 8164
email palmersgreen@anthonypepe.com

Harringay Branch
407 Green Lanes, Harringay
London N4 1EY
tel 020 8341 9999 fax 020 8340 5999
email harringay@anthonypepe.com

Highbury Branch
100 Highbury Park, Highbury
London N5 2XE
tel 020 7704 2100
email highbury@anthonypepe.com