



ENGEL JACOBS
LONDON+HERTS



- CHAIN FREE
- Two double bedrooms
- Balcony
- Quiet Cul-de-sac
- Gas central heating
- Beautiful gardens



Maplin Close
London

£425,000

Lounge/Diner 20' 3" x 12' 11" (6.17m x 3.93m)

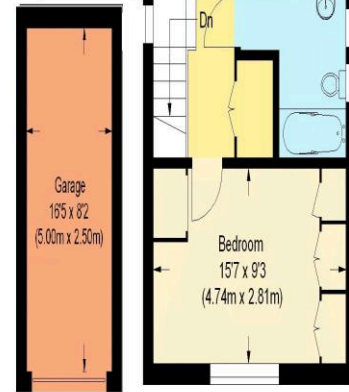
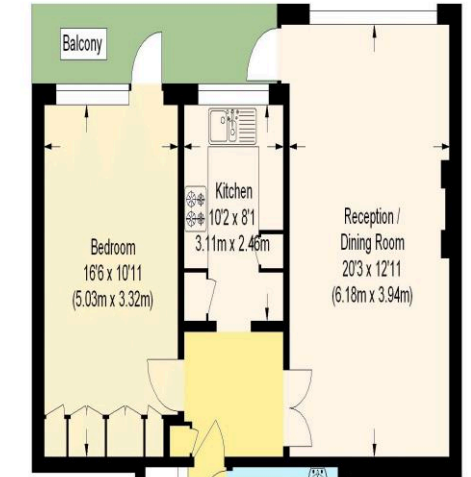
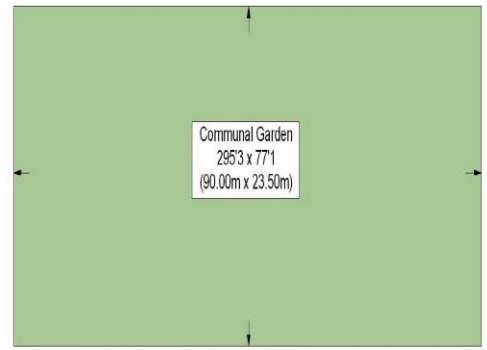
Kitchen 10' 2" x 8' 1" (3.10m x 2.46m)

Bedroom 16' 6" x 10' 11" (5.03m x 3.32m)

Bedroom 15' 7" x 9' 3" (4.75m x 2.82m)

Bathroom

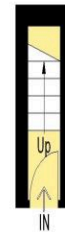
Garden



Ground Floor

Garage

First Floor



Energy Performance Certificate

24, Maplin Close, LONDON, N21 1NB

Dwelling type: Top-floor maisonette
 Date of assessment: 25 November 2015
 Date of certificate: 26 November 2015

Reference number: 9049-2805-7593-9925-3031
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 81 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:	£ 2,157
Over 3 years you could save	£ 348

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 1,641 over 3 years	£ 1,293 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 2,157	£ 1,809	You could save £ 348 over 3 years

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

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	68	73
E (39-54)		
F (21-38)		
G (1-20)		

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 Cavity wall insulation	£500 - £1,500	£ 276	Yes
2 Heating controls (room thermostat)	£350 - £450	£ 69	Yes

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.



Maplin Close

Approximate Gross Internal Area (Including Garage) = 96.2 sq m / 1035 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID213422)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.