



**ENGEL JACOBS**  
**LONDON+HERTS**



- **Four Bedrooms**
- **Two Bathrooms**
- **Two Receptions**
- **Study**
- **Garage**
- **Garden**



**Wickliffe Avenue**  
London

**Monthly Rental Of**  
**£2,350**

## Driveway

Driveway for 1 to 2 cars, decked steps to front door.

## Entrance Hallway

Laminate floor, spotlights, radiators, understairs cupboard, cupboard housing boiler.

## WC

Low level WC, sink with mixer tap, heated towel rail, fully tiled, frosted window to front aspect.

## Garage 10' 5" x 9' 0" (3.17m x 2.74m)

## Bathroom/Utility 7' 11" x 6' 11" (2.41m x 2.11m)

Fully tiled, heated towel rail, shower cubicle with overhead shower, storage cupboard, cupboards housing washing machine and tumble dryer, double glazed door to garden.

## Bedroom 3 10' 9" x 10' 6" (3.27m x 3.20m)

Laminate floor, radiator, double glazed sliding doors to garden.

## Study 10' 3" x 8' 8" (3.12m x 2.64m)

Laminate floor, radiator.

## Kitchen 8' 8" x 7' 8" (2.64m x 2.34m)

Fully fitted units both wall mounted and base, Zanussi integrated oven and gas hob, Neff integrated dishwasher, Neff integrated fridge/freezer, double glazed windows to rear aspect, tiled floor.

## Dining Room 11' 7" x 8' 10" (3.53m x 2.69m)

Laminate floor, spotlights, radiator, double glazed windows to rear aspect.

## Reception 13' 8" x 13' 3" (4.16m x 4.04m)

Laminate floor, spotlights, radiator, double glazed windows to front aspect and doors to balcony.

## Bedroom 1 13' 7" x 10' 7" (4.14m x 3.22m)

Double glazed windows to front aspect, wardrobes with integrated drawers, bedside unit, carpeted, radiator spotlights.

## Bedroom 2 11' 1" x 10' 7" (3.38m x 3.22m)

Double glazed windows to rear aspect, carpeted, radiator, fitted wardrobes and cupboards.

## Bedroom 4 9' 5" x 6' 11" (2.87m x 2.11m)

Double glazed windows to front aspect, carpeted, radiator.

## Bathroom

Fully tiled. bath with handheld shower, low level WC, pedestal sink unit, spotlights (ceiling and side of bath and sink), shower cubicle with overhead shower, heated towel rail, mirrored cupboard above sink and one end of the bath, with built in shelves below, frosted windows to rear aspect.

## Energy Performance Certificate



30 Wickliffe Avenue  
LONDON  
N3 3EJ

Dwelling type: Mid-terrace house  
Date of assessment: 13 October 2008  
Date of certificate: 14 October 2008  
Reference number: 8938-6020-5429-8227-2092  
Total floor area: 118 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
Current	Potential	Current	Potential
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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	271 kWh/m <sup>2</sup> per year	147 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.4 tonnes per year	2.9 tonnes per year
Lighting	£81 per year	£54 per year
Heating	£579 per year	£322 per year
Hot water	£168 per year	£121 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



# 30 Wickliffe Avenue

Approximate Gross Internal Area = 128.3 sq m / 1381 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID 362101)

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.