



2  
Bedrooms

1  
Bathroom



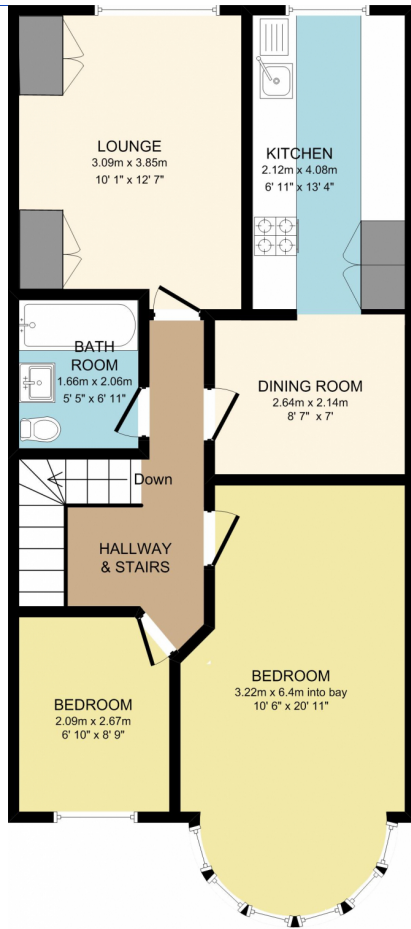


First-floor 2 bedroom Maisonette with a small garden to the rear and a share of the freehold in need of some modernization, well located in a quiet turning just 0.5 miles from Turkey Street Station.

The property benefits its own entrance, small rear garden as well as a garage and gas central heating. OFFERED CHAIN FREE.

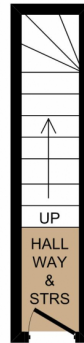
Crest Drive is a quiet turning approximately 0.5 miles to Turkey Street BR Station which offers great links into TOTTENHAM HALE & LONDON LIVERPOOL STREET and is within nearby proximity to Local Shops and Amenities.

In our opinion, this property has lots of potentials and would be ideal for investors, residential homeowners, and landlords, early viewings are highly recommended.



FIRST FLOOR

These plans are for illustration purposes only. Some elements of our plans may be simplified with unnecessary detail eliminated.



GROUND FLOOR ENTRANCE



# Energy performance certificate (EPC)

124, Crest Drive ENFIELD EN3 5QE	Energy rating <b>C</b>	Valid until: <b>21 February 2029</b> Certificate number: <b>2498-0086-7242-6821-9914</b>
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Property type

Top-floor maisonette

Total floor area

76 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property’s current energy rating is C. It has the potential to be C.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Very good
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 2.6 tonnes of CO2

This property's potential production 1.5 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (70) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£51
2. Internal or external wall insulation	£4,000 - £14,000	£139
3. Low energy lighting	£15	£22

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.



## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£606
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Potential saving if you complete every step in order	£212
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

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Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	7294 kWh per year
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Water heating	2042 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	1169 kWh per year
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Solid wall insulation	3176 kWh per year
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### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Dean Miller
Telephone	07791 939 233
Email	<a href="mailto:deanlamontmiller@gmail.com">deanlamontmiller@gmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015641
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	21 February 2019
Date of certificate	22 February 2019
Type of assessment	<a href="#">RdSAP</a>

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