



**Somerfield Road, N4
£345 per week + fees, For long let**



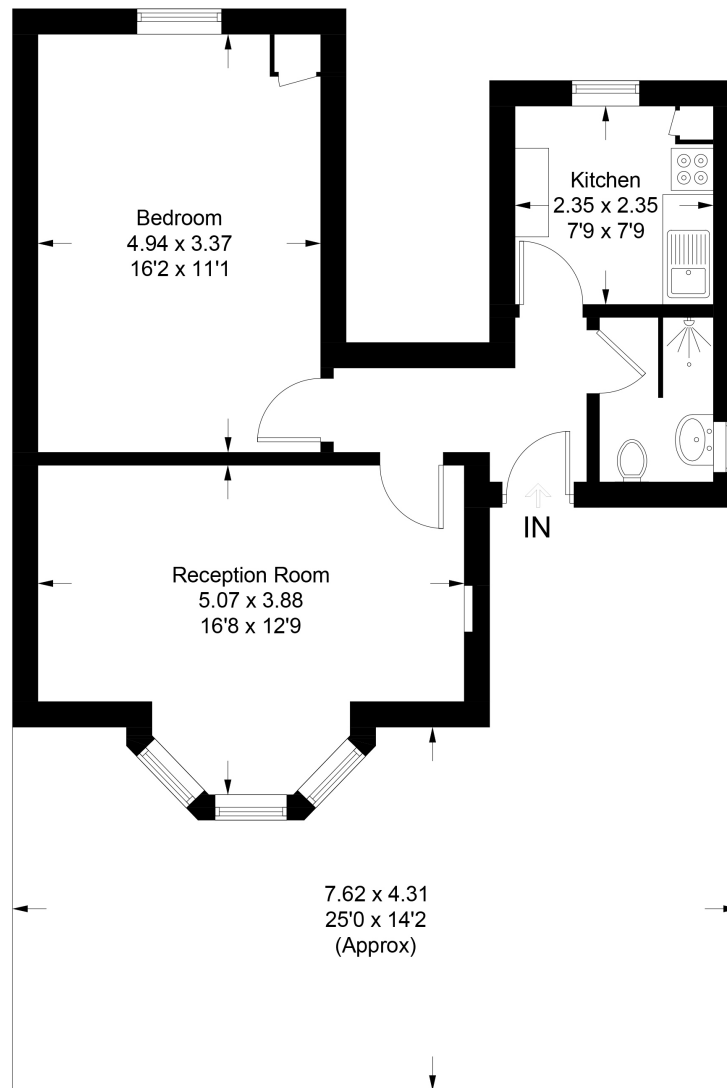
A peacefully located, newly decorated and very spacious one bedroom apartment on the ground floor of a period house within a 5 minute walk of Finsbury Park that benefits from double glazing, new carpets, new boiler and a small private patio





Somerfield Road

Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



Ground Floor

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

Salter Rex give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

A peacefully located, newly decorated and very spacious one bedroom apartment on the ground floor of a period house within a 5 minute walk of Finsbury Park that benefits from double glazing, new carpets, new boiler and a small private patio and access to off street parking.

Accommodation briefly comprises: e/hall, very generous reception with bay window overlooking the front garden, fitted eat-in kitchen, spacious double bedroom to rear of building and fitted shower room. The apartment enjoys a great location with a wealth of transport options offering easy access to the City and west end close at hand and the open spaces of both Clissold and Finsbury Park nearby.

Available Now

Energy performance certificate (EPC)

Flat 1
17 Somerfield Road
LONDON
N4 2JN

Energy rating

D

Valid until: **10 March 2024**

Certificate number: **8214-7727-2510-4030-5996**

Property type

Ground-floor flat

Total floor area

52 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 D. It has the potential to be C.

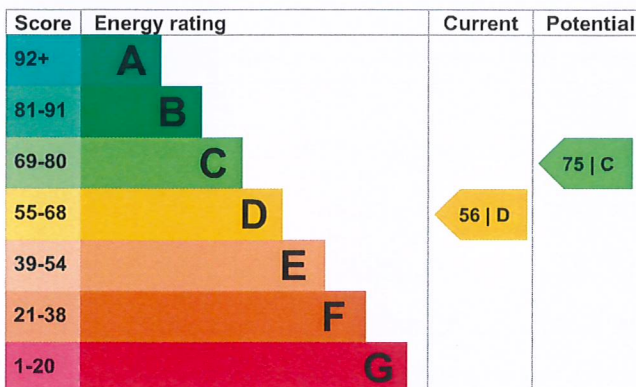
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 322 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property’s current environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces 6 tonnes of CO2

This property produces 3.3 tonnes of CO2

This property’s potential production 1.6 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. 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 rating

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£236
2. Floor insulation	£800 - £1,200	£63
3. Condensing boiler	£2,200 - £3,000	£31

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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	£766
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Potential saving if you complete every step in order	£330
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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

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	10262 kWh per year
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Water heating	1263 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	4688 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.

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	James O'Callaghan
Telephone	07904 587193
Email	jamesoc86@googlemail.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201177
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	10 March 2014
Date of certificate	11 March 2014
Type of assessment	RdSAP
