

SUTHERLAND ROAD

London N9 7QG



TWO DOUBLE BEDROOMS

TWO RECEPTION ROOMS

FITTED KITCHEN

MODERN BATHROOM SUITE

SOUTH FACING GARDEN

GAS CENTRAL HEATING & DOUBLE GLAZED

WITHIN CLOSE PROXIMITY OF TRANSPORT LINKS, LOCAL SHOPS & JUBILEE PARK

AVAILABLE SEPTEMBER 2023

£1,850

PER CALENDAR MONTH

A two bedroom period house set on a quiet turning just off the Hertford Road, within a short walk from Edmonton Green main line station (direct links to the city), local shops and Jubilee Park. The Property is available from September 2023. Tenants' requirements – minimum household annual income for this property is £54,000 and a security deposit of £1,850.00 will be required. Council Tax Band: C



Energy Performance Certificate



40, Sutherland Road, LONDON, N9 7QG

Dwelling type: Mid-terrace house
Date of assessment: 13 November 2018
Date of certificate: 13 November 2018

Reference number: 9478-6979-7239-6418-3980
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 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

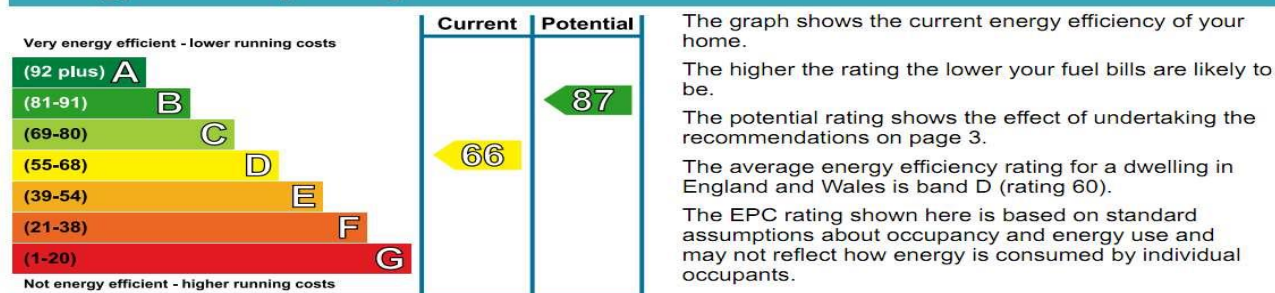
Estimated energy costs of dwelling for 3 years:	£ 1,968
Over 3 years you could save	£ 570

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 162 over 3 years	
Heating	£ 1,452 over 3 years	£ 1,038 over 3 years	
Hot Water	£ 288 over 3 years	£ 198 over 3 years	
Totals	£ 1,968	£ 1,398	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 321
2 Floor insulation (suspended floor)	£800 - £1,200	£ 99
3 Low energy lighting for all fixed outlets	£25	£ 60

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000