

POTTERSFIELD, LINCOLN RD

Enfield EN1 2DF



TWO BEDROOM TOP FLOOR APARTMENT

BRIGHT & GENEROUS SIZED RECEPTION ROOM WITH WORK/DINING SPACE

SPACIOUS KITCHEN-DINER

MODERN BATHROOM/WC

GARAGE EN-BLOC

WITHIN EASY REACH OF MAIN LINE STATIONS & LOCAL SHOPS

CLOSE TO & WITH VIEWS OVER ENFIELD CRICKET CLUB

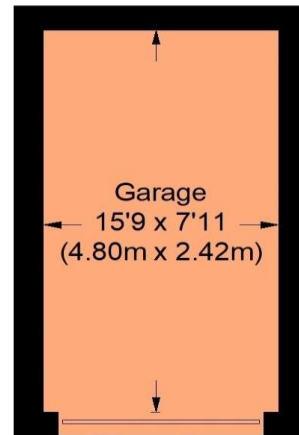
MINIMUM HOUSEHOLD INCOME APPLIES

£1,500

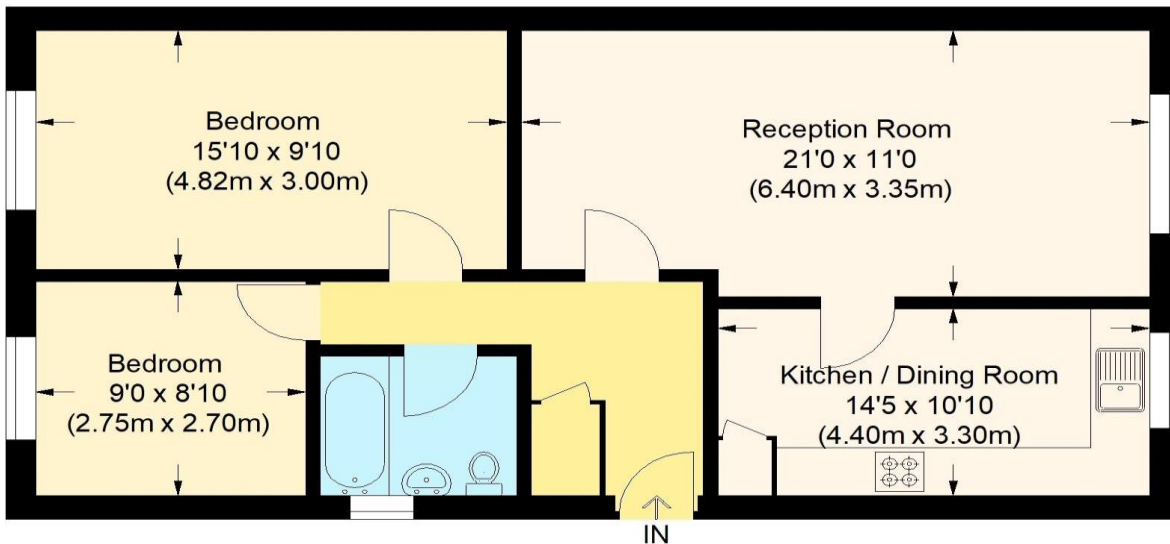
PER CALENDAR MONTH

A two bedroom, top floor apartment with ample living/work space and garage en-bloc. Situated in this quiet road, adjacent to and with views over, Enfield Cricket Club grounds, the flat is level walking distance from Enfield Town shopping centre and main line station. Inspirations Montessori Nursery is close to the property, as well as Bush Hill Park station & local shops. Tenants' requirements – minimum household annual income for this property is £45,000.00 - Council Tax Band: D





(Not Shown In Actual Location / Orientation)



Second Floor



Pottersfield EN1

Approximate Gross Internal Area (Including Garage)
78.3 sq m / 843 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID463812)

Energy Performance Certificate



Flat 15 Pottersfield, 1a, Lincoln Road, ENFIELD, EN1 2DF

Dwelling type: Top-floor flat
Date of assessment: 30 July 2018
Date of certificate: 30 July 2018

Reference number: 8928-7723-3030-0750-3976
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 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

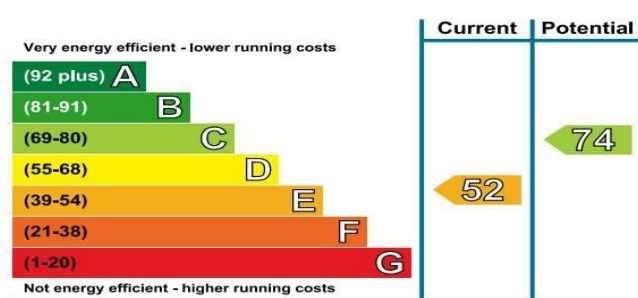
Estimated energy costs of dwelling for 3 years:	£ 2,709
Over 3 years you could save	£ 1,257

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 147 over 3 years	
Heating	£ 1,530 over 3 years	£ 792 over 3 years	
Hot Water	£ 960 over 3 years	£ 513 over 3 years	
Totals	£ 2,709	£ 1,452	

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



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 621
2 Low energy lighting for all fixed outlets	£20	£ 66
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 573

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