

HALIFAX ROAD

Enfield EN2 0PP



FIRST FLOOR CONVERSION

ONE DOUBLE BEDROOM WITH FITTED WARDROBES

BRIGHT & SPACIOUS RECEPTION ROOM WITH FEATURE FIREPLACE

MODERN FITTED KITCHEN

BATHROOM/WC

SHORT WALK FROM LOCAL SHOPS & ENFIELD TOWN

CLOSE TO MAIN LINE STATIONS AND BUS ROUTES

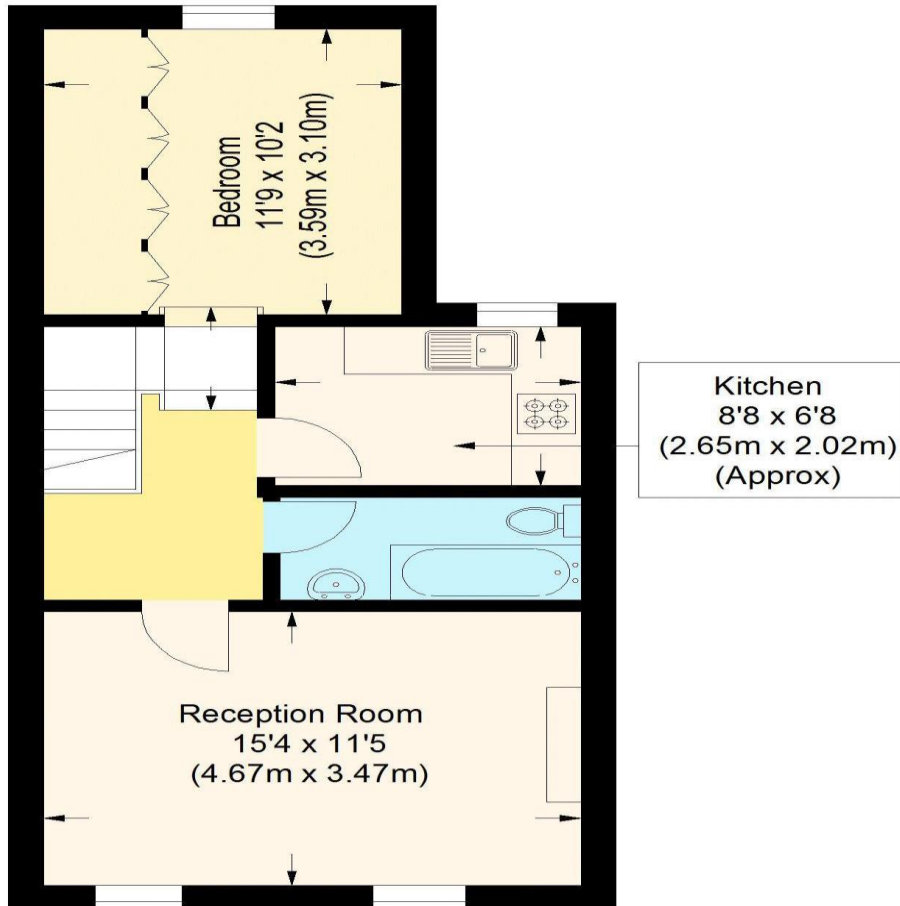
MINIMUM HOUSEHOLD INCOME APPLIES & £1,275.00 SECURITY DEPOSIT REQUIRED

£1,275

PER CALENDAR MONTH

James Hayward are delighted to offer an immaculate, one double bedroom first floor conversion. This lovely, bright property is ideally situated in a sought after location, walking distance from both Gordon Hill and Enfield Chase main line stations, local shopping parades and Enfield Town centre, with its multitude of shops, restaurants, sports and leisure amenities. Unfurnished and available end of May. Please note Tenants' requirements - minimum household annual income for this property is £38,000.00 and a security deposit of £1,275 will be required. Council Tax Band: C





Halifax Road

Approximate Gross Internal Area
44.4 sq m / 478 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID611216)

Energy Performance Certificate



5b, Halifax Road, ENFIELD, EN2 0PP

Dwelling type: Top-floor flat
Date of assessment: 12 April 2013
Date of certificate: 15 July 2013

Reference number: 0810-2812-7047-9397-5411
Type of assessment: RdSAP, existing dwelling
Total floor area: 44 m²

Use this document to:

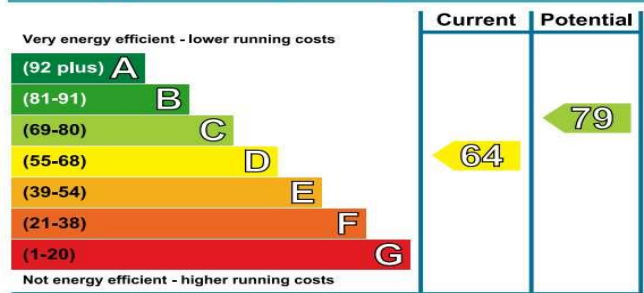
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,635
Over 3 years you could save	£ 672

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 84 over 3 years	
Heating	£ 1,251 over 3 years	£ 669 over 3 years	
Hot Water	£ 234 over 3 years	£ 210 over 3 years	
Totals	£ 1,635	£ 963	

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 Increase loft insulation to 270 mm	£100 - £350	£ 142
2 Internal or external wall insulation	£4,000 - £14,000	£ 248
3 Draught proofing	£80 - £120	£ 34

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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