



ENGEL JACOBS
LONDON+HERTS



- **Detached House**
- **4 Bathrooms (3 En-Suite)**
- **Large Kitchen/Breakfast Room**
- **6 Bedrooms**
- **2 Receptions**
- **Wrap Around Garden**



Kingsley Way
London

Monthly Rental Of
£5,417

Entrance Hall

Parquet hard wood floor, spotlights, radiator, video intercom system.

Reception 25' 5" x 15' 4" (7.74m x 4.67m)

Parquet hard wood floor, spotlights, wall chandeliers, radiators, bay windows to front aspect, 2 sets of windows to side aspect.

Dining Room 16' 3" x 15' 5" (4.95m x 4.70m)

Parquet hard wood floor, radiator, spotlights, chandelier and wall chandeliers, bay windows to front aspect, doors to side aspect and garden.

Kitchen/Breakfast Room 20' 9" x 9' 8" (6.32m x 2.94m)

Tiled floor, spotlights, radiator, intercom, windows and door to rear aspect, windows to side aspect fully fitted units both wall mounted and base, ample work surface area, granite worktops, Samsung American style fridge/freezer, Panasonic microwave, Miele integrated oven, Fagor gas hob, Zanussi dishwasher, double sink.

Downstairs WC

Tiled floor, low level WC, spotlights, radiator, obscured windows to rear aspect, basin with mixer tap and storage.

Master bedroom 14' 9" x 13' 0" (4.49m x 3.96m)

Carpeted throughout, radiator, chandelier and spotlights, bay window to front aspect, windows to side aspect.

Dressing Room 11' 2" x 7' 7" (3.40m x 2.31m)

Carpeted throughout, fitted wardrobes.

En-suite

Fully tiled floor and walls, basin with mixer tap and storage, low level WC, bidet, shower cubicle, bath with overhead shower, heated towel rail, obscured windows to rear aspect.

Bedroom 15' 11" x 8' 10" (4.85m x 2.69m)

Carpeted throughout, spotlights, radiator, windows to side and rear aspect.

Bedroom 16' 9" x 15' 11" (5.10m x 4.85m)

Carpeted throughout, chandelier and spotlights, fitted wardrobes, radiators, bay windows to front aspect, windows to side aspect.

Shower Room

Fully tiled floor and walls, shower cubicle, low level WC, basin with mixer tap, radiator, obscured window to rear aspect.

Upstairs Hallway

Carpeted throughout, obscured windows to rear.

Utility Room

Zanussi washing machine, fully tiled.

Bedroom 18' 4" x 15' 1" (5.58m x 4.59m)

Carpeted throughout, spotlights, fitted wardrobes, dressing table, velux window, windows to front aspect.

En-suite

Fully tiled floor and walls, low level WC, basin with mixer tap and storage, bath with overhead shower, heated towel rail, spotlights.

Bedroom 15' 3" x 12' 6" (4.64m x 3.81m)

Carpeted throughout, fitted wardrobes, spotlights, radiator, windows to front aspect.

En-suite

Fully tiled floor and walls, low level WC, bath with overhead shower, basin with mixer tap and storage, spotlights, heated towel rail.

Garden 44' 3" x 42' 8" (13.48m x 12.99m)

Wrap around garden, shed, 2 driveways, garage

Energy Performance Certificate



66, Kingsley Way, LONDON, N2 0EW

Dwelling type: Detached house
Date of assessment: 22 March 2013
Date of certificate: 22 March 2013

Reference number: 8837-7427-0450-4662-6926
Type of assessment: RdSAP, existing dwelling
Total floor area: 217 m²

Use this document to:

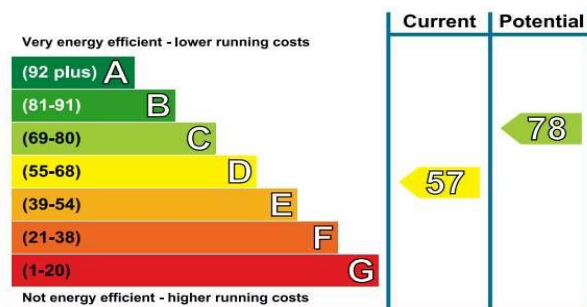
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,520
Over 3 years you could save	£ 2,118

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 255 over 3 years	
Heating	£ 4,797 over 3 years	£ 2,814 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
Totals	£ 5,520	£ 3,402	

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).

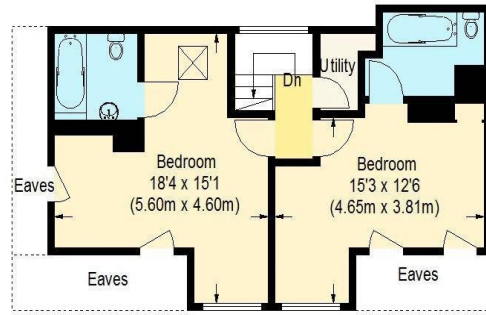
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,300	
2 Floor Insulation	£800 - £1,200	£ 205	
3 Draught proofing	£80 - £120	£ 172	

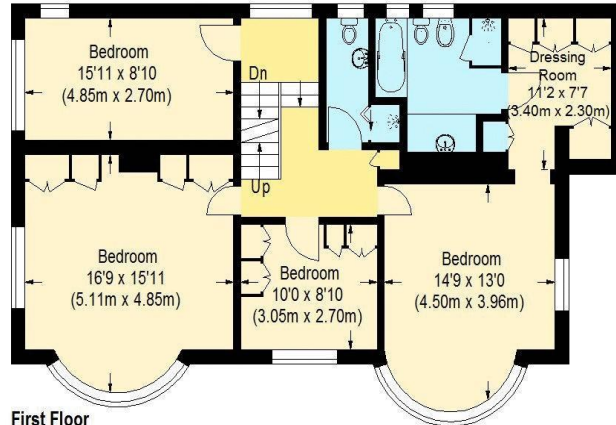
See page 3 for a full list of recommendations for this property.

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.

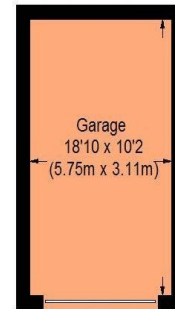


Second Floor

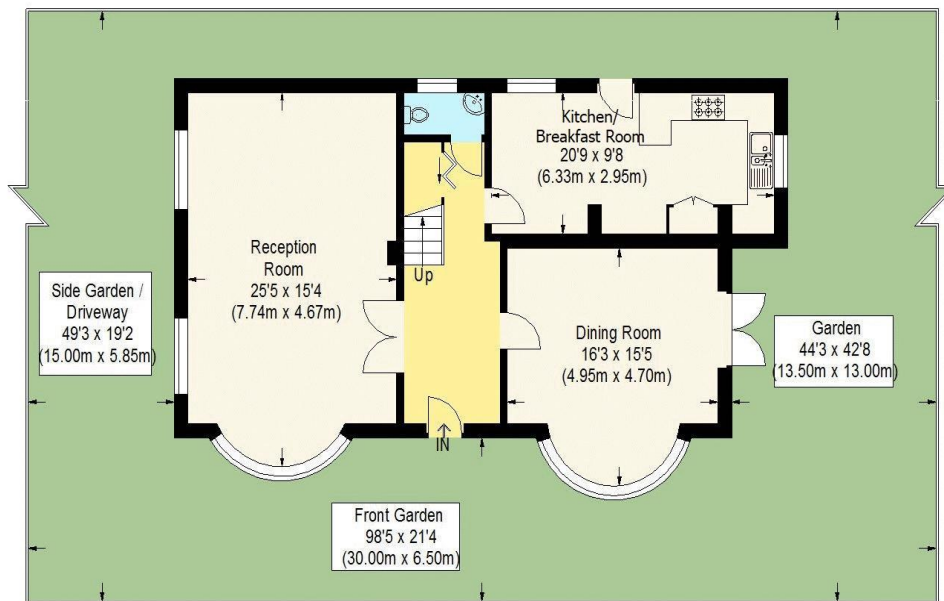
= Reduced headroom below 1.5 m / 5'0



First Floor



Garage
(Not Shown In Actual Location / Orientation)



Ground Floor



Kingsley Way

Approximate Gross Internal Area (Excluding Eaves)

227.8 sq m / 2452 sq ft

Garage = 18.4 sq m / 198 sq ft

Total = 246.2 sq m / 2650 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID393093)