



Huddersfield

SALES + LETTINGS



Great Location

Double Bedrooms

Modern Fittings

Ideal Family Home



52 Sixth Avenue
London, E12 5PR

£600,000

Living Room 23' 5" x 11' 2" (7.15m x 3.4m)

Kitchen/Diner 13' 0" x 14' 2" (3.95m x 4.31m)

Ground Floor Bedroom 8' 0" x 13' 8" (2.45m x 4.16m)

En-suite 6' 2" x 6' 2" (1.88m x 1.88m)

First Floor

Bedroom One 11' 6" x 14' 10" (3.51m x 4.52m)

Bedroom Two 11' 4" x 9' 3" (3.45m x 2.82m)

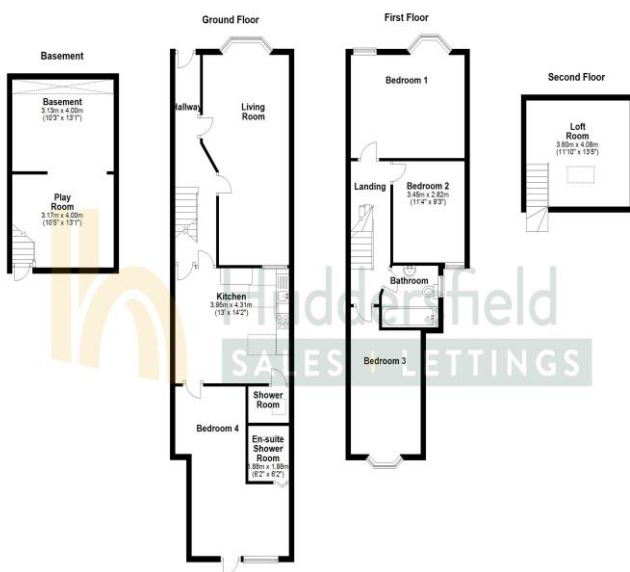
Bedroom Three 13' 11" x 9' 6" (4.25m x 2.9m)

Family Bathroom 6' 11" x 3' 11" (2.10m x 1.2m)

Loft

Bedroom Four 11' 10" x 13' 5" (3.6m x 4.08m)

Basement 19' 8" x 13' 1" (6m x 4m)



This floor plan and the measurements are for visual and marketing purposes only. Measurements are not architecturally accurate but are merely approximations. Plans prepared using PlanIt.

Energy performance certificate (EPC)

52 SIXTH AVENUE
LONDON
E12 5PR

Energy rating

D

Valid until: **28 July 2031**

Certificate number: **1839-4423-6000-0811-8226**

Property type Mid-terrace house

Total floor area 142 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60