



10 The Vineries London, N14 4BH

**** 2 BEDROOMS ** MAISONETTE ** NO SERVICE CHARGE **CHAIN FREE **
OWN GARDEN ** SCOPE FOR EXTENSION STPP ** 0.5 MILES TO SOUTHGATE
& OAKWOOD TUBE STATION ** SHARE OF FREEHOLD ** MUST BE SEEN ** A
ground floor two bedroom maisonette with own garden excellently located within 0.5
miles to Southgate & Oakwood tube station (Piccadilly Line). This wonderful
property which is situated in quiet cul-de-sac benefits from two bedrooms, large
spacious lounge with sliding door with direct access onto own garden, gas central
heating, double glazing throughout, 3 piece shower suite and a modern fitted kitchen
with also side access to the property. Offered on a chain free basis, the property has
an amazing opportunity for scope for an extension (STPP). Further benefits are
SHARE OF FREEHOLD with NO SERVICE CHARGES A must see property!**

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OWN GARDEN

MAISONETTE

CHAIN FREE

**0.5 MILES TO SOUTHGATE AND OAKWOOD TUBE
STATION**

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

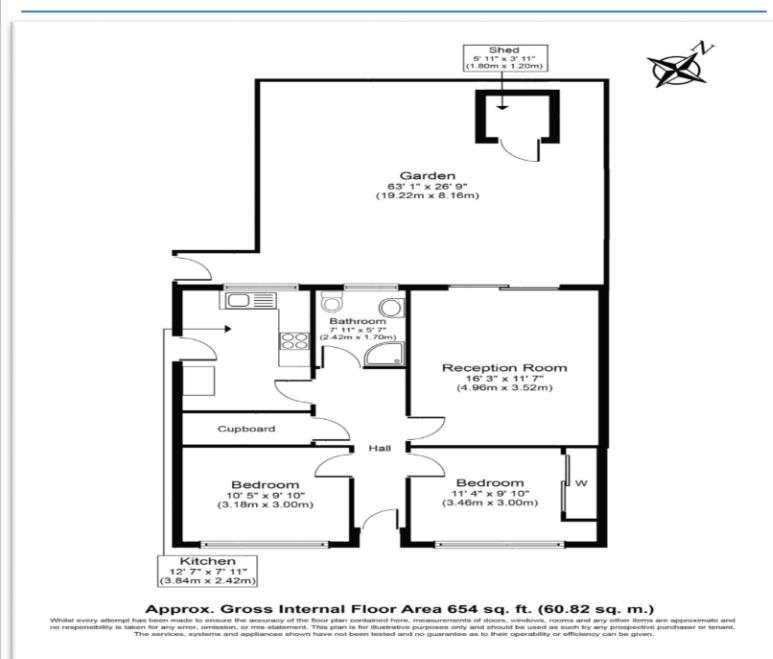
Reception Room 16' 3" x 11' 7"
(4.95m x 3.53m)

Bedroom 1 16' 3" x 11' 7" (4.95m x 3.53m)

Bedroom 2 10' 5" x 9' 10" (3.17m x 2.99m)

Shower suite 7' 11" x 5' 7" (2.41m x 1.70m)

Kitchen 12' 7" x 7' 11" (3.83m x 2.41m)



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Dwelling type: Ground-floor maisonette **Reference number:** 9966-2871-7305-9101-6025
Date of assessment: 09 October 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 October 2019 **Total floor area:** 61 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:	£ 1,335
Over 3 years you could save	£ 114

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 966 over 3 years	£ 849 over 3 years	
Hot Water	£ 219 over 3 years	£ 222 over 3 years	
Totals	£ 1,335	£ 1,221	

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

Very energy efficient • lower running costs

Not energy efficient • higher running costs

Current	Potential
75	77

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 117

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.