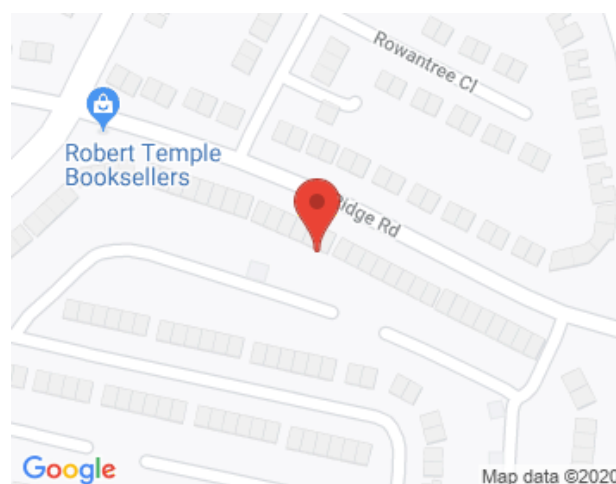


**Ridge Road, Winchmore Hill, N21**  
**£750,000**



New decor throughout & Chain Free 4 bedroom 2 reception & 3 bathroom property with rear garden





Broomfield Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

This 4 bedroom 2 reception and 3 bathroom property has been modernized throughout and it's situated in a desirable road connecting Firs Lane an Church Street close to Edmonton Green multiple shopping & transport facilities. Other features are double glazing, GCH, off-street parking to front and a garage to rear. The property is for sale Chain Free.



# Energy Performance Certificate



Ridge Road, LONDON, N21

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 23 January 2018  
**Date of certificate:** 25 January 2018

**Reference number:** 8558-7929-5870-4537-8926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 100 m<sup>2</sup>

## 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:** £ 2,946

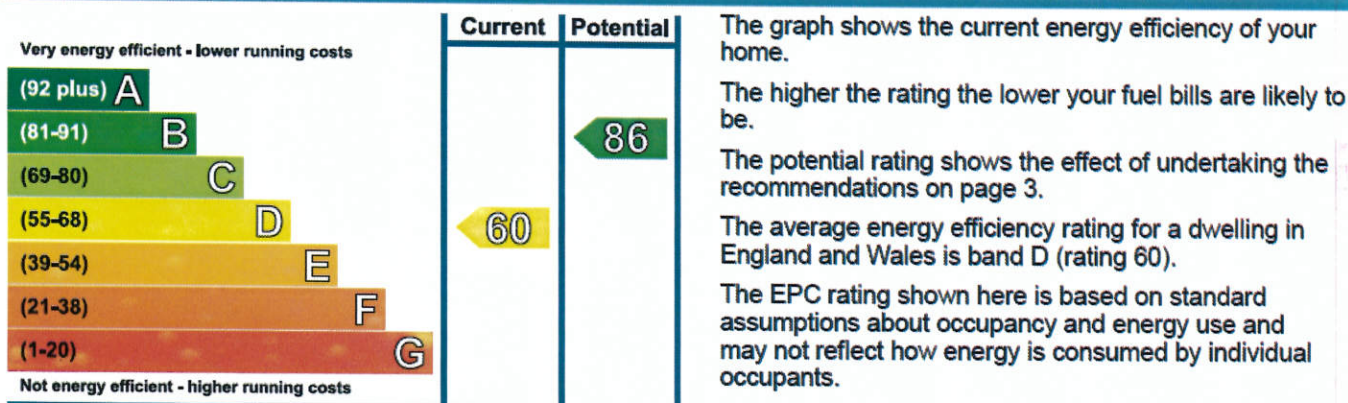
**Over 3 years you could save** £ 1,278

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 198 over 3 years	
Heating	£ 2,148 over 3 years	£ 1,212 over 3 years	
Hot Water	£ 456 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 2,946</b>	<b>£ 1,668</b>	

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



## 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	£ 108
2 Internal or external wall insulation	£4,000 - £14,000	£ 549
3 Floor insulation (suspended floor)	£800 - £1,200	£ 87

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.