



## Denver Road, London, N16

**£600,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 2

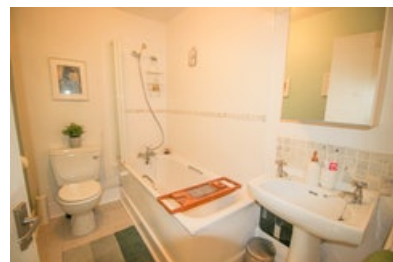
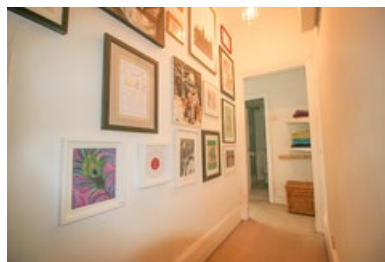
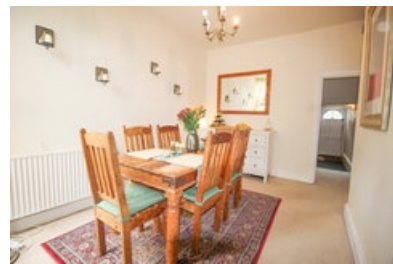
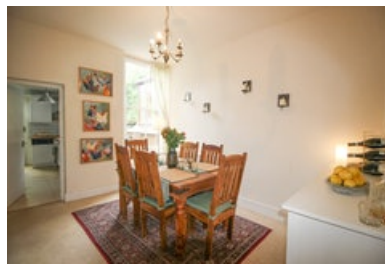
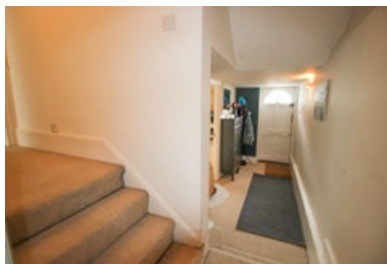
A ground floor, two bedroom period conversion set on split-levels with its own private entrance, measuring 947 sq ft approx, and with sole use of a 42' foot garden with newly laid patio seating area shaded by wisteria. The rear of the garden boasts a large summer house currently in use as a

## Key features:

- Two bedroom
- 947 sq ft approx
- 42-foot garden
- Conservatory
- Mains-connected Summerhouse
- Own front door

## Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band C (£1293.21 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 165 years remaining
- **Maintenance Company:** N/A



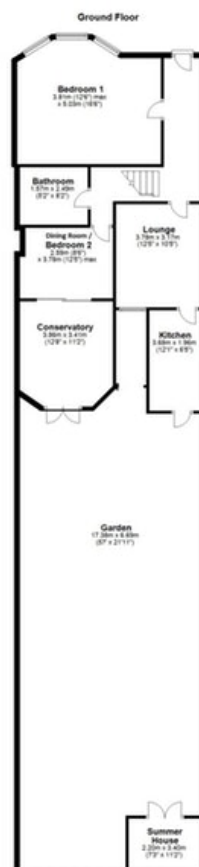
A ground floor, two bedroom period conversion set on split-levels with its own private entrance, measuring 947 sq ft approx, and with sole use of a 42' foot garden with newly laid patio seating area shaded by wisteria. The rear of the garden boasts a large summer house currently in use as an additional living area, fully insulated with a newly fitted roof, and connected to mains electrics. In addition, the garden benefits from a separate shed for storage and garden tools.

The kitchen includes new tiling, a solid wood worktop, and a brand new boiler installed this year. The property boasts one large double bedroom as well as one large multi-use room and a generous reception room adjacent to the kitchen. The current owners are using one of the large bedrooms as a reception area.

Denver Road is located on a quiet cul-de-sac in Stamford Hill, a short distance from Stamford Hill train station (0.2 miles) and Manor House underground (0.8 miles) connected to the Piccadilly line (14 minutes into Holborn) and one stop from Finsbury Park.

The property has good proximity to local amenities and easy access to the newly opened Woodberry Wetlands nature reserve. Stoke Newington Church Street and its array of independent shops, bars and restaurants are also within easy walking distance.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**32c, Denver Road, LONDON, N16 5JH**

<b>Dwelling type:</b> Basement flat	<b>Reference number:</b> 8836-7725-4990-5423-7992
<b>Date of assessment:</b> 17 May 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 18 May 2016	<b>Total floor area:</b> 80 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,081</b>
<b>Over 3 years you could save</b>	<b>£ 1,056</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;">                     You could save £ 1,056 over 3 years                 </div>
Heating	£ 2,559 over 3 years	£ 1,620 over 3 years	
Hot Water	£ 363 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 3,081</b>	<b>£ 2,025</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

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
53	69

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 Internal or external wall insulation	£4,000 - £14,000	£ 252
2 Heating controls (room thermostat and TRVs)	£350 - £450	£ 384
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 231

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 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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