



Pakeman Street, London, N7

£1,250,000

Guide Price

Tenure: Freehold, **Bedrooms:** 5

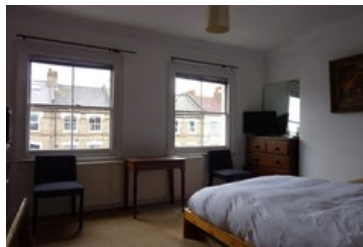
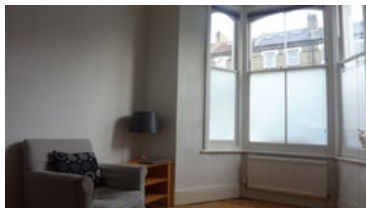
HouseSimple is pleased to present this property in Islington, London N7 . This beautiful end of terrace Victorian 5 bedroom house is bright and spacious with period features and high ceilings throughout. There is one bathroom and a cloakroom also. Situated in a quiet residential street with a thriving

Key features:

- Bright and spacious 5 bedroom house in Islington N7
- Excellent local schools and amenities
- Walking distance to tube and buses

Extra info:

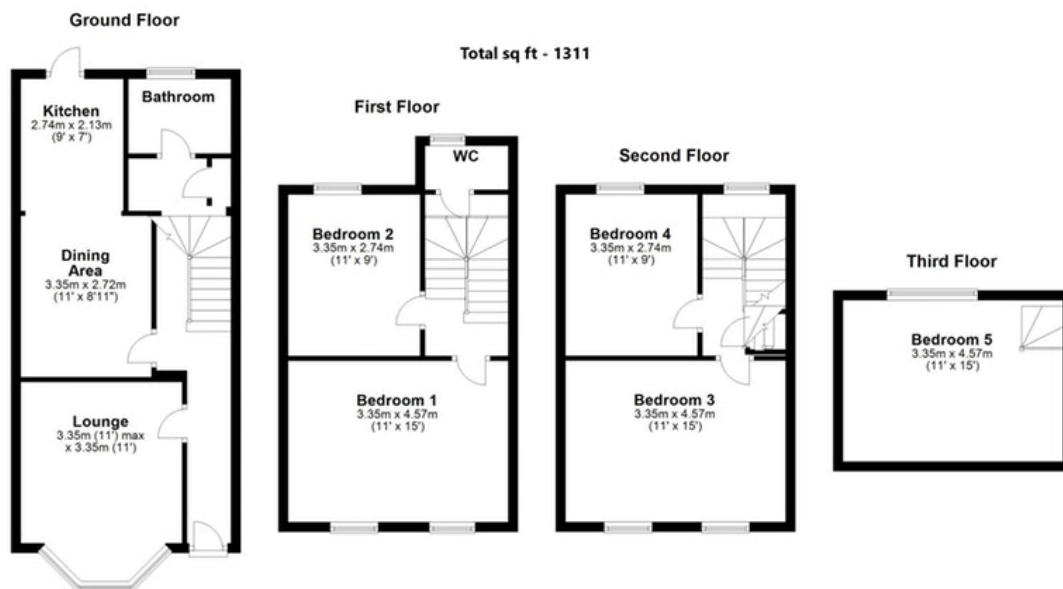
- **Council Tax:** Band F (£2064.76 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** None
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple is pleased to present this property in Islington, London N7 . This beautiful end of terrace Victorian 5 bedroom house is bright and spacious with period features and high ceilings throughout. There is one bathroom and a cloakroom also. Situated in a quiet residential street with a thriving family oriented local community, it is close to excellent local schools, and only minutes walking distance from major supermarkets including Morrisons, Marks and Spencers and Waitrose. The house benefits from a 60 foot private garden with south facing aspect and enjoys the summer sun from morning to late evening. It is offered for sale with no ongoing chain. There is also the potential to extend subject to stpp.

Contact HouseSimple today on 0330 111 0070 to arrange your viewing!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

10, Pakeman Street, LONDON, N7 6QN

Dwelling type: End-terrace house	Reference number: 8548-7329-6919-1120-4996
Date of assessment: 10 November 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 November 2018	Total floor area: 122 m ²

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:	£ 3,783
Over 3 years you could save	£ 2,013

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 255 over 3 years	
Heating	£ 3,180 over 3 years	£ 1,293 over 3 years	
Hot Water	£ 354 over 3 years	£ 222 over 3 years	
Totals	£ 3,783	£ 1,770	

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

<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">54</td> <td style="text-align: center;">86</td> </tr> </table>	Current	Potential	54	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
Current	Potential					
54	86					

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 543
2 Internal or external wall insulation	£4,000 - £14,000	£ 801
3 Floor insulation (suspended floor)	£800 - £1,200	£ 144

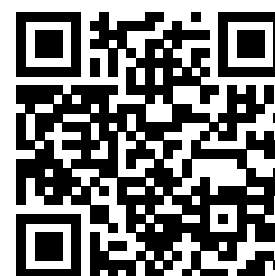
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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