



For Sale

Tintern Road, N22
£500,000

A delightful three bedroom mid-terrace, situated on a desirable residential turning off Lordship Lane. The property has been well maintained by the current vendor and would be perfect for a professional family looking to buy in this desirable location. Benefits include a reception room, extended contemporary kitchen/diner that leads out to a rear garden, three bedrooms and shower room. Tintern Road is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to both Wood Green and Turnpike Lane Underground station. ****Sole Agents****

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Palmer's Green Office : 020 8882 6567

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Energy Performance Certificate



Tintern Road, LONDON, N22

Dwelling type: Mid-terrace house
Date of assessment: 22 March 2016
Date of certificate: 22 March 2016

Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 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

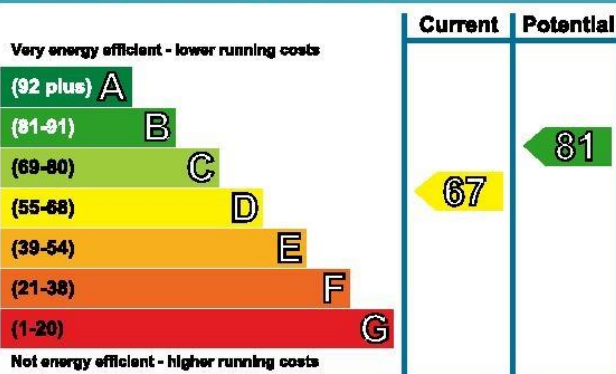
Estimated energy costs of dwelling for 3 years:	£ 2,466
Over 3 years you could save	£ 372

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 183 over 3 years	
Heating	£ 1,872 over 3 years	£ 1,686 over 3 years	
Hot Water	£ 336 over 3 years	£ 225 over 3 years	
Totals	£ 2,466	£ 2,094	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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).

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

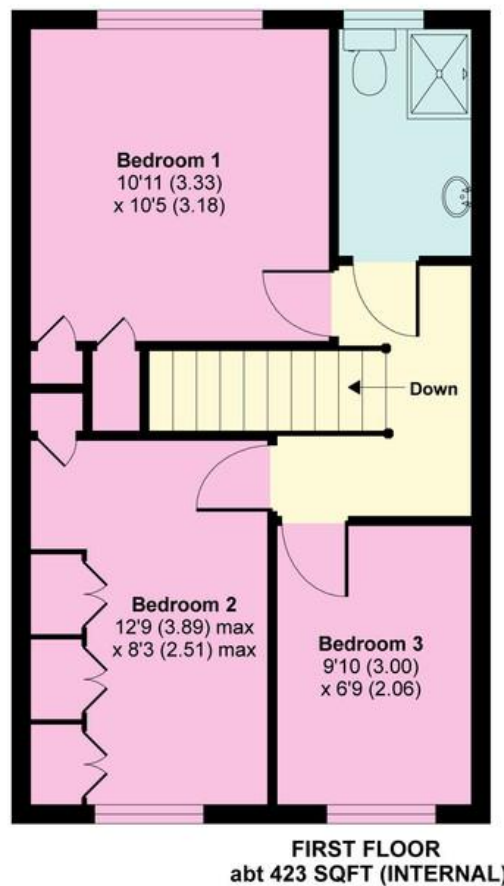
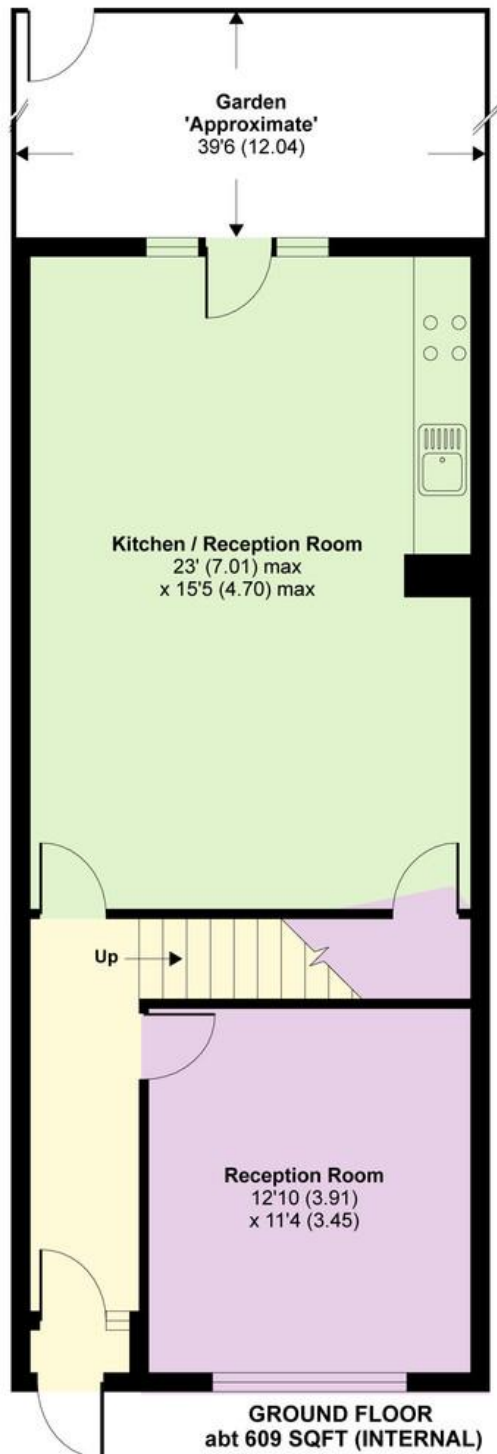
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 195	
2 Low energy lighting for all fixed outlets	£20	£ 63	
3 Solar water heating	£4,000 - £6,000	£ 111	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Tintern Road, Wood Green, London, N22

APPROX. GROSS INTERNAL FLOOR AREA 1032 SQ FT 95.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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