

**Warham Road, Haringey, N4**  
**£499,950**



This terraced two bedroom first floor spacious flat is situated on the 'Haringay Ladder' within easy walking distance of Haringey Green Lanes London Overground Station and Haringay National Rail Station as well as Haringey Green lanes multiple shopping facilities.





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## Long Description

This terraced two bedroom first floor spacious flat is situated on the 'Harringay Ladder' within easy walking distance of Haringey Green Lanes London Overground Station and Harringay National Rail Station as well as Haringey Green lanes multiple shopping facilities.

# Energy Performance Certificate



**First Floor Flat, Warham Road, LONDON,**

**Dwelling type:** Top-floor flat      **Reference number:** 8608-6879-4929-7506-9323  
**Date of assessment:** 03 July 2012      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 07 July 2012      **Total floor area:** 59 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:**

**£ 2,352**

**Over 3 years you could save**

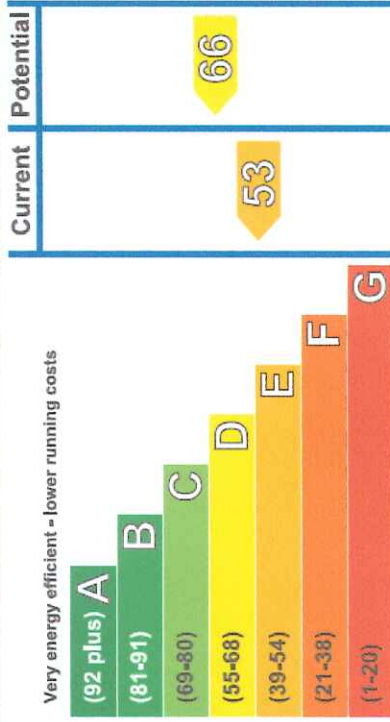
**£ 657**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	
Heating	£ 1,995 over 3 years	£ 1,428 over 3 years	
Hot Water	£ 252 over 3 years	£ 162 over 3 years	
<b>Totals</b>	<b>£ 2,352</b>	<b>£ 1,695</b>	

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



Very energy efficient - lower running costs

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).