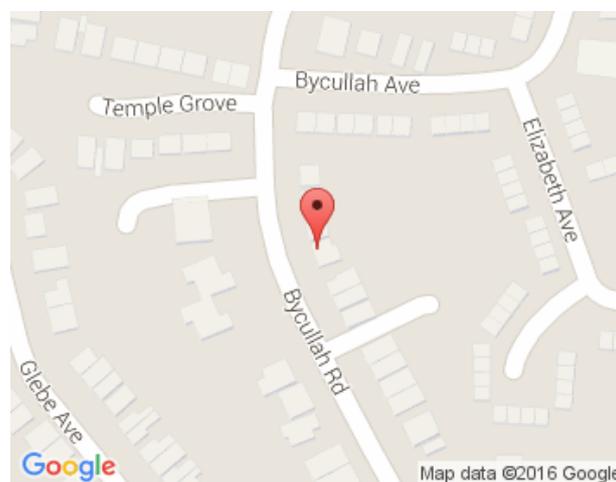


Bycullah Road, Middlesex, EN2
£335 per week, For long let



Renovated 2 bedroom, 2 brand new bathrooms, top floor/2nd floor apartment to let within a secluded and well maintained development, spacious reception room with beautiful bay window, separate good size modern kitchen with appliances, space for dishwasher, storage cupboards, lift service, allocated parking space + visitor's parking. Offering peaceful living in quiet location with well looked after communal gardens, 6 min. walking distance to Enfield Chase Station which offers services to Moorgate, 12 min. Walking distance to Enfield Town shops, cafes and amenities. Viewing highly recommended!





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

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Energy Performance Certificate

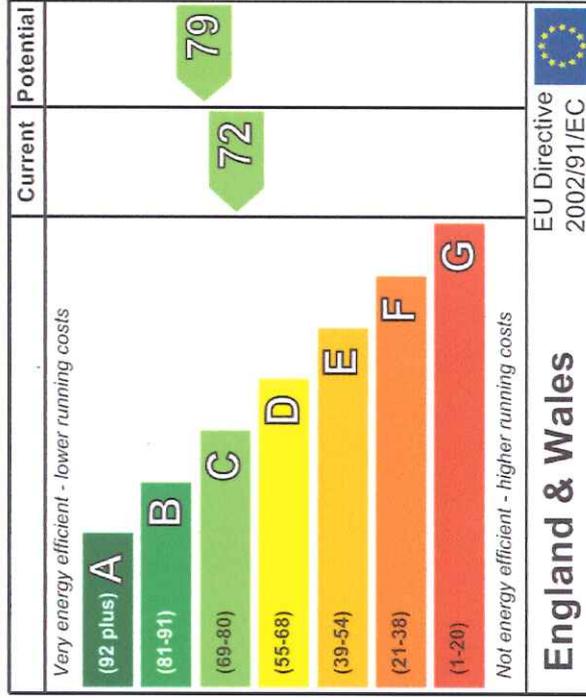


Flat Pinewood Court
Bycullah Road
ENFIELD
EN2 8EG

Dwelling type: Mid-floor flat
Date of assessment: 15 February 2012
Date of certificate: 15 February 2012
Reference number: 8852-6622-9000-4515-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

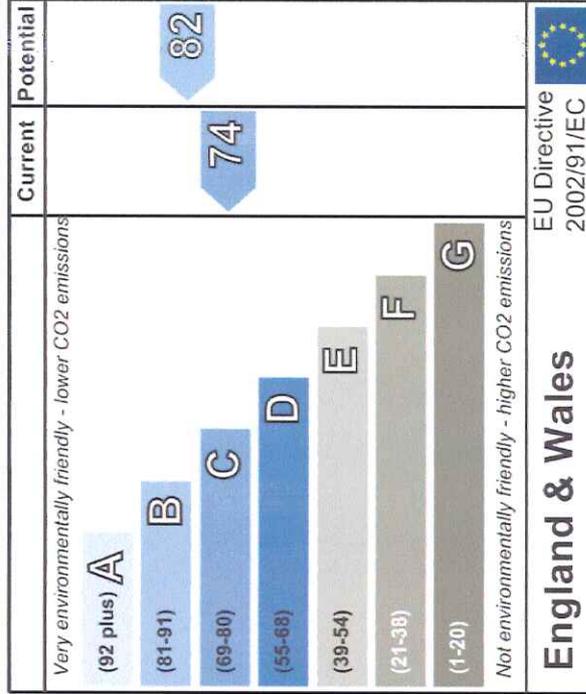
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	180 kWh/m ² per year	122 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.3 tonnes per year
Lighting	£68 per year	£36 per year
Heating	£252 per year	£222 per year
Hot water	£157 per year	£103 per year