

020 8802 1315



Elmar Road N15

Price: £579,995

Information

Castles present this newly refurbished Victorian three bedroom house situated on this highly-favoured, tree-lined residential road. Features include: Three double bedrooms, two open and naturally bright receptions with period fireplaces and polished floorboards, the kitchen has an adjoining dining room that makes this very much the heart of the house and great for entertaining. The house offers great natural light throughout and great transport links. Seven Sisters tube station is just a short walk away and Turnpike Lane is fairly easy to reach too.

“

What we love about this property

We love how much natural light flows throughout this house and the way it reflects off the polished floorboards in the living space. We also love how you can be sitting on a tube train moments after leaving the house.

”

Elmar Road N15

Price £579,995



Description

Front Garden:

Path to front door.

Reception One & Two 25' 2" x 14' 1" (7.66m x 4.29m)

A lovely living space with plenty of natural light reflecting onto its polished floorboards. The two period fireplaces are the focal point and provide a smokeless real flame fire via the gas connection. Double glazed bay window to front, two

radiators, two period fireplaces, stripped and polished floor boards, contemporary downlights, understairs storage cupboard.

Kitchen and dining room

A modern kitchen adjoining the lovely dining area, this is a great space for home entertaining or family dining. The double doors and overhead windows allow natural light to flood in and this reflects tastefully onto the beautiful polished porcelain flooring. The kitchen is newly fitted with 'high gloss' wall and base units, contemporary under-unit tiling, stainless steel fitted oven and hob and integrated appliances. The central heating is run via the wall mounted gas central heating combination boiler.

Bathroom:

Naturally bright with two windows, panelled bath with contemporary shower above, Sink with contemporary taps, modern WC. polished porcelain floor tiles.

Landing:

Newly fitted carpet, spindle ballustrades, access to loft.

Master Bedroom: 14' 2" x 11' 7" (4.31m x 3.53m)

Naturally bright with two double glazed windows, newly fitted carpet, radiator.

Bedroom Two: 10' 11" x 8' 11" (3.32m x 2.72m)

Naturally bright with a double glazed window, radiator, newly fitted carpets.

Bedroom Three: 9' 1" x 7' 1" (2.77m x 2.16m)

A good sized third bedroom with great natural light coming in through the double glazed window, radiator, newly fitted carpet.

Courtyard Garden:

Not huge, but certainly big enough for a barbecue and relaxing in without all the gardening requirements of a larger garden. New fences.

Summary of accommodation

- Victorian Mid-Terraced House
- Three Double Bedrooms
- Two Receptions (open and lovely)
- Kitchen & Dining Room
- Contemporary bathroom
- Chain Free

To arrange a viewing

Simply call us on 020 8802 1315

Sat Nav

N15 5DJ

Castles

Email: info@castles.uk.com

Website: www.castles.uk.com

Tel: 020 8802 1315

Energy Performance Certificate



Dwelling type: Mid-terrace house
Date of assessment: 01 April 2014
Date of certificate: 02 April 2014

Reference number: 8304-6624-9790-5789-8906
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

Use this document to:

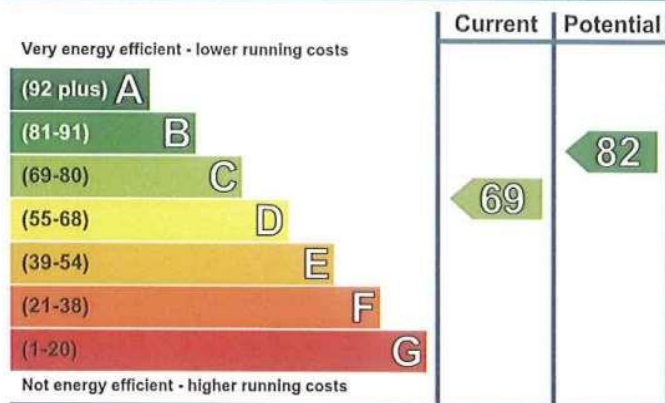
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,280
Over 3 years you could save	£ 273

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 1,818 over 3 years	£ 1,632 over 3 years	
Hot Water	£ 297 over 3 years	£ 210 over 3 years	
Totals	£ 2,280	£ 2,007	

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	£ 189	✓
2 Solar water heating	£4,000 - £6,000	£ 87	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 750	✓

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.