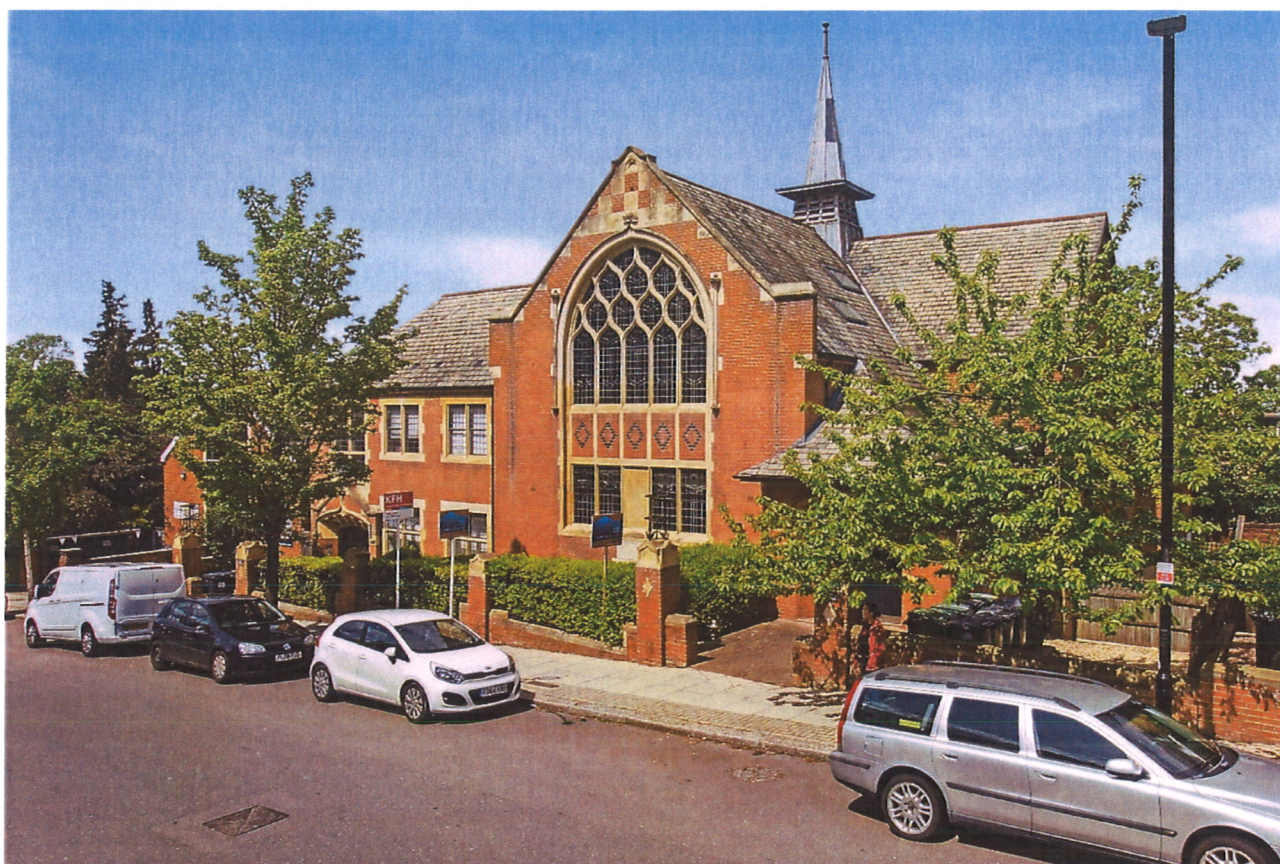




INDEPENDENT ESTATE AGENTS  
RESIDENTIAL LETTINGS & MANAGEMENT  
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## THE CHANTRY. ALEXANDRA PARK ROAD. N.22.



### Chain Free Split Level Large 2 Bedroom Flat

Within an interesting Church conversion, is a **very spacious split level flat**, spread over the ground and lower ground floors, **which has a private, west facing patio garden, 2 double bedrooms - one with an en suite shower room** - and a large reception room open plan to a fitted kitchen/diner. There is also a white fitted bathroom and a separate downstairs loo, original architectural Church features, gas central heating, an alarm and an entryphone system, plus a **“suntrap” patio garden - opening from the Reception Room.**

Close to excellent primary and secondary schools and local shops, The Chantry is a short drive or bus ride away from Muswell Hill Broadway with its many shops and restaurants and within easy walking distance of Bounds Green Tube Station or Alexandra Palace Main Line Station - **for speedy journeys to the City and West End.**

**The original arched Front Door, with glazed panels, and an entry phone opens to ....**



## COMMUNAL ENTRANCE

An imposing entrance, which has original inner lobby doors with stained glass panels and matching stained glass panels to the side, and steps leading to the **Upper Ground Floor, where the Private Flat door opens to....**



## ENTRANCE HALL

A spacious hall - with room for a sofa or a small desk, providing a "study or reading area" - which has a wide skylight panel into the ceiling - **illuminating the stairs** - and fitted carpets.

## FAMILY BATHROOM

9'8 at the widest x 5'1 at the widest

Which has a white panelled bath with a separate overhead shower, a white low level w.c. and a wall mounted hand basin, plus a chrome heated towel rail, a tiled floor and matching tiled walls - encasing a large mirror - with spotlighting above



## BEDROOM 2

13'0 at the widest x 12'1 at the widest

With a large, high level Velux window and a glass picture panel, a timber beamed ceiling, with ample room for a double bed, a wardrobe and a chest of drawers.

## BEDROOM 2

13'0 at the widest x 12'1 at the widest



## BEDROOM 1

16'6 at the widest x 14'9 at the widest

Which has a high level, Velux window and a glass picture panel, a timber beamed ceiling, also with ample room for a double bed, bedside cabinets, a chest of drawers and a wardrobe, plus a deep “walk in” storage room or wardrobe - housing the boiler - and **a door to the en suite shower room.**



## EN SUITE SHOWER ROOM

9'9 at the widest x 3'3 at the widest

Which has a “walk in” shower cubicle, a white low level w.c. and a wall mounted hand basin, plus a chrome heated towel rail, tiled surrounds and a matching tiled floor.



EN SUITE SHOWER ROOM 9'9 at the widest x 3'3 at the widest



**The staircase leads down to the GROUND FLOOR**

LANDING

Where there is a deep, low level, understairs cupboard and a large separate walk in cupboard - for a Hoover and an ironing board.

SEPARATE LOO

With a white low level w.c., a hand basin and tiled surrounds.

RECEPTION ROOM OPEN  
TO KITCHEN/DINER

27'6 at the widest x 16'7 at the widest



**An expansive room, with clearly defined areas for lounging, dining and cooking!**

**The Reception Area**, has stained glass panels flanking **French windows, overlooking and leading to the private patio garden**, a laminated floor, a sofa and 2 chairs and a raised seating area by an electric heater - into the chimney breast - plus a spotlight ceiling.

RECEPTION ROOM OPEN  
TO KITCHEN/DINER

27'6 at the widest x 16'7 at the widest



KITCHEN/DINER AREA

**The Kitchen**, has a full wall of wooden and glass fronted fitted wall and floor units, with granite effect worksurfaces and glazed splashbacks, incorporating a 1½ bowl sink and drainer and a Bosch electric oven and hob, with a stainless steel extractor hood. Also a stainless steel dishwasher, a washing machine, a fridge/freezer **and a dining table and chairs.**

KITCHEN AREA





## PATIO GARDEN

32'8 at the widest x 11'12 at the deepest

Reached via the wide **French windows in the Reception Room**, is a wide, and secluded, paved "suntrap" patio garden - **for Westerly sunshine** - which has a raised seating area and fenced surrounds.



**CHAIN FREE**

**2 BEDROOMS - ONE WITH EN-SUITE**

**RECEPTION ROOM OPEN TO KITCHEN/DINER**

**FAMILY BATHROOM**

**DOWNSTAIRS LOO**

**PRIVATE PATIO GARDEN**

**GAS CENTRAL HEATING**

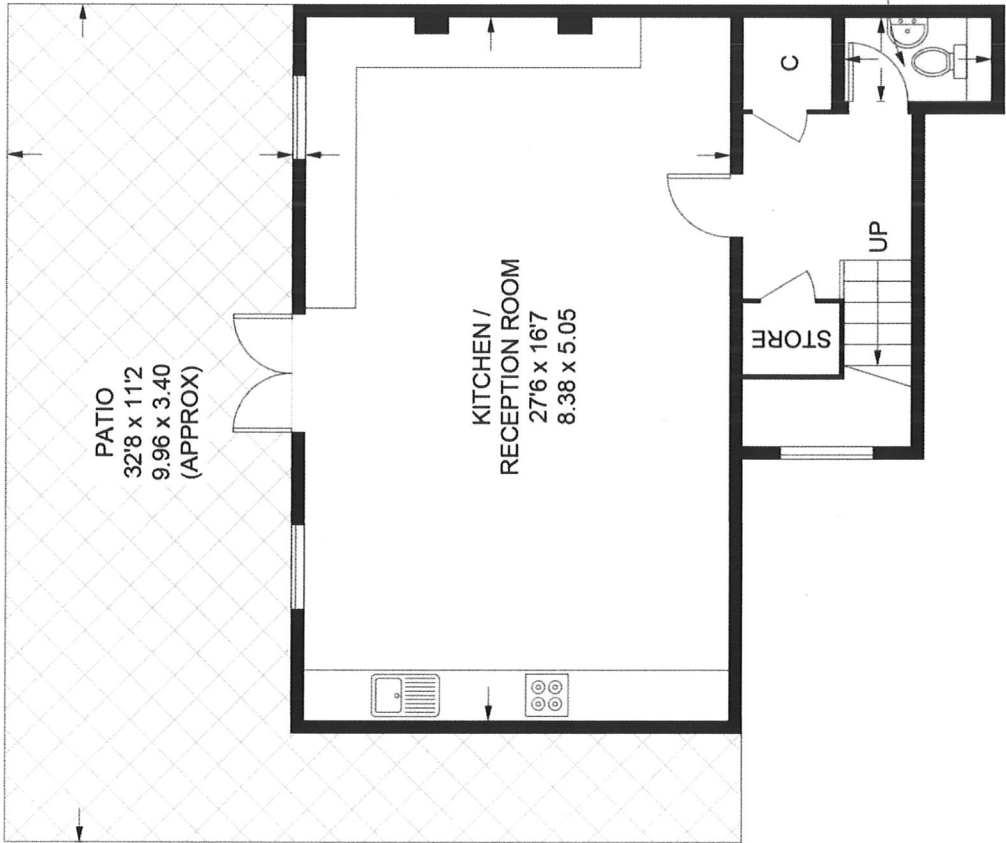
**PRICE. £ 575.000. SHARE OF FREEHOLD.**

**MAP REF: E3**

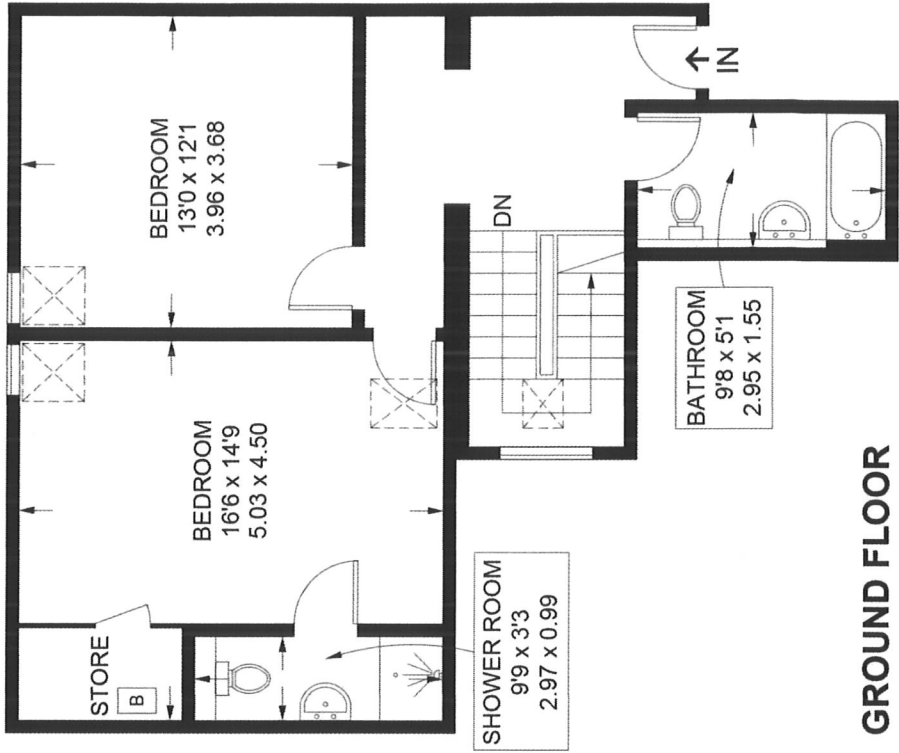
**[www.jhk.co.uk](http://www.jhk.co.uk)**

THE CHANTRY, 135 ALEXANDRA PARK ROAD N22

Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft



LOWER GROUND FLOOR



GROUND FLOOR

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID966975)





# Energy performance certificate (EPC)

14 The Chantry  
135 Alexandra Park Road  
LONDON  
N22 7UL

Energy rating

C

Valid until: 17 March 2030

Certificate number: 8700-6788-1522-0996-2703

Property type

Ground-floor maisonette

Total floor area

109 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 121 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 2.3 tonnes of CO<sub>2</sub>

This property's potential production 2.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£34



## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

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### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£589
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Potential saving if you complete every step in order	£34
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	5657 kWh per year
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Water heating	1955 kWh per year
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### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

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