



INDEPENDENT ESTATE AGENTS  
RESIDENTIAL LETTINGS & MANAGEMENT  
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### FIREMAN'S COTTAGES, FORTIS GREEN. N.10.



### TO LET

In the heart of Muswell Hill, is a pretty semi detached Fireman's Cottage, which is **unfurnished** and has **3 bedrooms**, a good sized reception room, plus a separate study, and an expansive Kitchen/diner - with a washing machine, dishwasher and fridge/freezer - **opening to the private garden**. The house also has Oak wooden flooring throughout the ground floor, a white fitted bathroom and a downstairs shower room and loo, gas central heating and a secluded, lawned garden.

The house is situated within easy walking distance of East Finchley Tube Station - **for speedy journeys into the City and West End** - and only moments walk away from all the shops and restaurants in Muswell Hill Broadway.

**The glazed Front Door opens to a lobby, with another glazed door opening to the hallway.**

## RECEPTION ROOM

**15'1 (4.6m) at the widest x 14'2 (4.3m) at the widest**

Which has a double glazed picture and casement windows looking to the front garden, an understairs storage cupboard and an Oak wooden floor.



## STUDY

**7'5 (2.3m) at the widest x 7'0 (2.1m) at the widest**

With a double glazed casement window looking to the side, an Oak floor and a large desk.

## SHOWER ROOM

Which has a “walk in” glazed shower enclosure, a pedestal hand basin and a low level w.c., plus tiled walls, a matching tiled floor and a heated towel rail.

## KITCHEN/DINER

**22'6 (6.9m) at the widest x 14'0 (4.3m) at the widest**

Which has a range of white wall and floor units - with granite worksurfaces and splashbacks - incorporating a single bowl sink and drainer, a Baumatic electric oven and gas hob, with an overhead extractor fan and an integrated fridge/freezer, washing machine and dishwasher. Also an Oak wooden floor, a spotlit ceiling, a very large skylight window - situated over the dining area - and **double glazed doors overlooking and leading to the garden.**



**The staircase leads up, from the Hallway to the FIRST FLOOR landing.**

### **BATHROOM**

Which has a white panelled bath, with a shower attachment, a glass bowl hand basin and a low level w.c.. Also white tiled walls and a matching tiled floor, a chrome, heated towel rail and a double glazed casement window to the rear.



### **BEDROOM 1**

**15'1 (4.6m) at the widest x 10'8 (3.3m) at the widest**

Which has double glazed casement windows looking to the front and mirror fronted wardrobes.

### **BEDROOM 2**

**10'5 (3.2m) at the widest x 7'8 (2.3m) at the widest**

Which has double glazed picture and casement windows looking to the rear.

**The staircase leads up, from the Hallway to the SECOND FLOOR landing.**

### **BEDROOM 3**

**20'0 (6.1m) at the widest x 13'1 (4.0m) at the widest**

**An L - shaped room, with double aspect Velux windows** looking to the front





## **GARDEN**

Reached via the Kitchen/diner, is a **private, approximately 20ft. long, lawned garden, with a patio area.** There is also a garden shed and a gate opening to the side pathway, leading to the front of the house.



**3 BEDROOMS**

**RECEPTION ROOM AND DOWNSTAIRS STUDY**

**SPACIOUS KITCHEN/DINING ROOM**

**DOWNSTAIRS SHOWER ROOM**

**GAS CENTRAL HEATING**

**PRIVATE LAWNED GARDEN**

**UNFURNISHED - WITH FITTED WHITE GOODS**

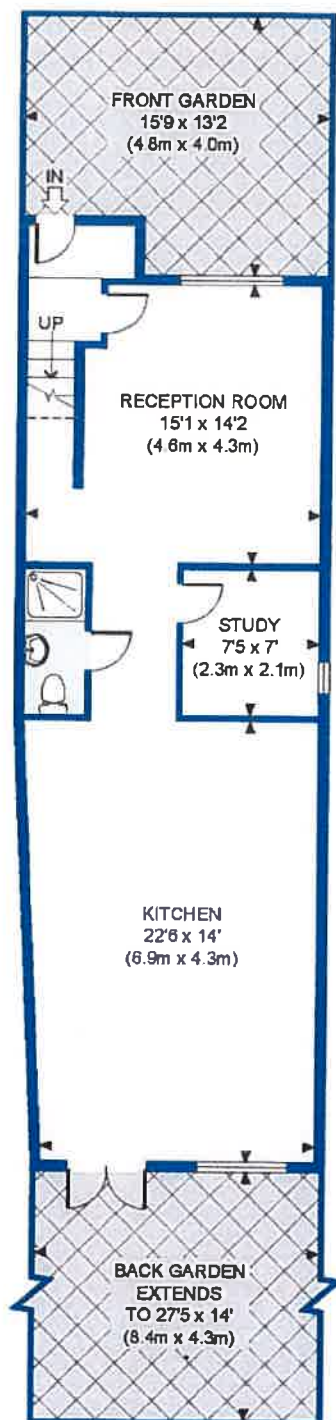
**PRICE. £ 575. PER WEEK.**

**AVAILABLE END OF JANUARY - FOR A ONE YEAR CONTRACT**

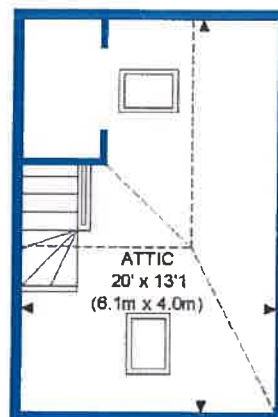
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# FIREMANS COTTAGES, N10

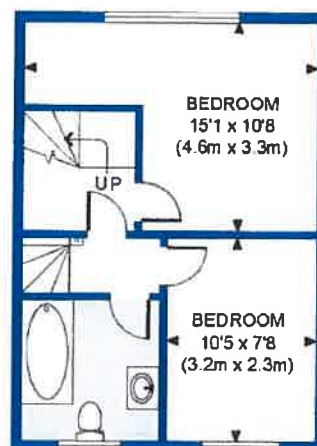
TOTAL APPROX. FLOOR AREA 1104 SQ. FT / 102.6 SQ. M  
(EXCLUDING RESTRICTED HEIGHT AREA)



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 679 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 102 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 323 SQ FT



# Energy Performance Certificate



**1 Firemans Cottages, Fortis Green, LONDON, N10 3PB**

**Dwelling type:** End-terrace house

**Date of assessment:** 23 August 2013

**Date of certificate:** 23 August 2013

**Reference number:** 2278-8028-6248-5607-7944

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 109 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

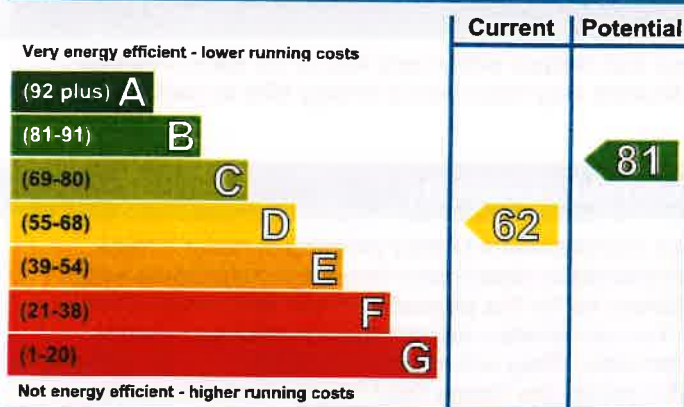
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,967</b>
<b>Over 3 years you could save</b>	<b>£ 789</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 351 over 3 years	£ 177 over 3 years	
<b>Heating</b>	£ 2,319 over 3 years	£ 1,788 over 3 years	
<b>Hot Water</b>	£ 297 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,967</b>	<b>£ 2,178</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



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	£ 369	
2 Floor insulation	£800 - £1,200	£ 93	
3 Low energy lighting for all fixed outlets	£50	£ 150	

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](http://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.



### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	Roof room(s), insulated (assumed)	★★★★☆
	Pitched, no insulation (assumed)	★☆☆☆☆
	Flat, insulated (assumed)	★★★★☆
Floor	Suspended, no insulation (assumed)	—
	Solid, insulated (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	No low energy lighting	★☆☆☆☆

Current primary energy use per square metre of floor area: 216 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.



To find out more, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234.
















## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 123	 D67	
Floor insulation	£800 - £1,200	£ 31	 D68	
Low energy lighting for all fixed outlets	£50	£ 50	 C70	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 31	 C71	
Solar water heating	£4,000 - £6,000	£ 29	 C72	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 243	 B81	

## Choosing the right package

Visit [www.epcadviser.direct.gov.uk](http://www.epcadviser.direct.gov.uk), our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

**Directgov**  
Public services all in one place

Green Deal package	Typical annual savings
Internal or external wall insulation	<b>Total savings of £123</b>
Electricity/gas/other fuel savings	£0 / £123 / £0

You could finance this package of measures under the Green Deal. It could **save you £123 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Northgate Information Solutions. You can get contact details of the accreditation scheme at <http://www.northgate-dea.co.uk/>, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

**Assessor's accreditation number:** NGIS801673  
**Assessor's name:** Mr Kyle Lytton  
**Phone number:** 0208 350 1053  
**E-mail address:** mylocaldea@gmail.com  
**Related party disclosure:** No related party

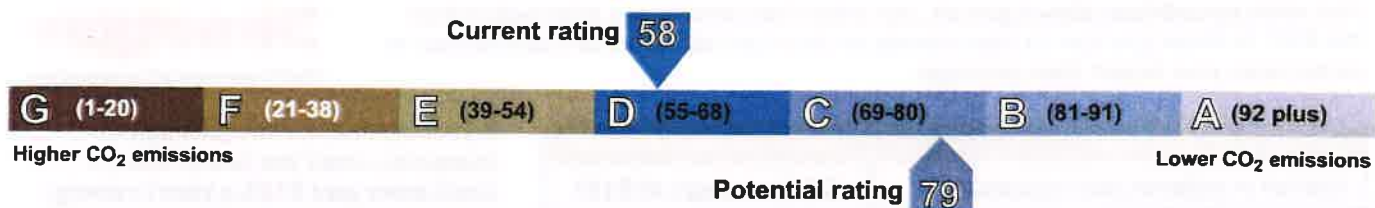
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at [www.epcregister.com](http://www.epcregister.com).

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 4.5 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 2.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	15,125	(1,281)	N/A	(3,098)
Water heating (kWh per year)	2,270			