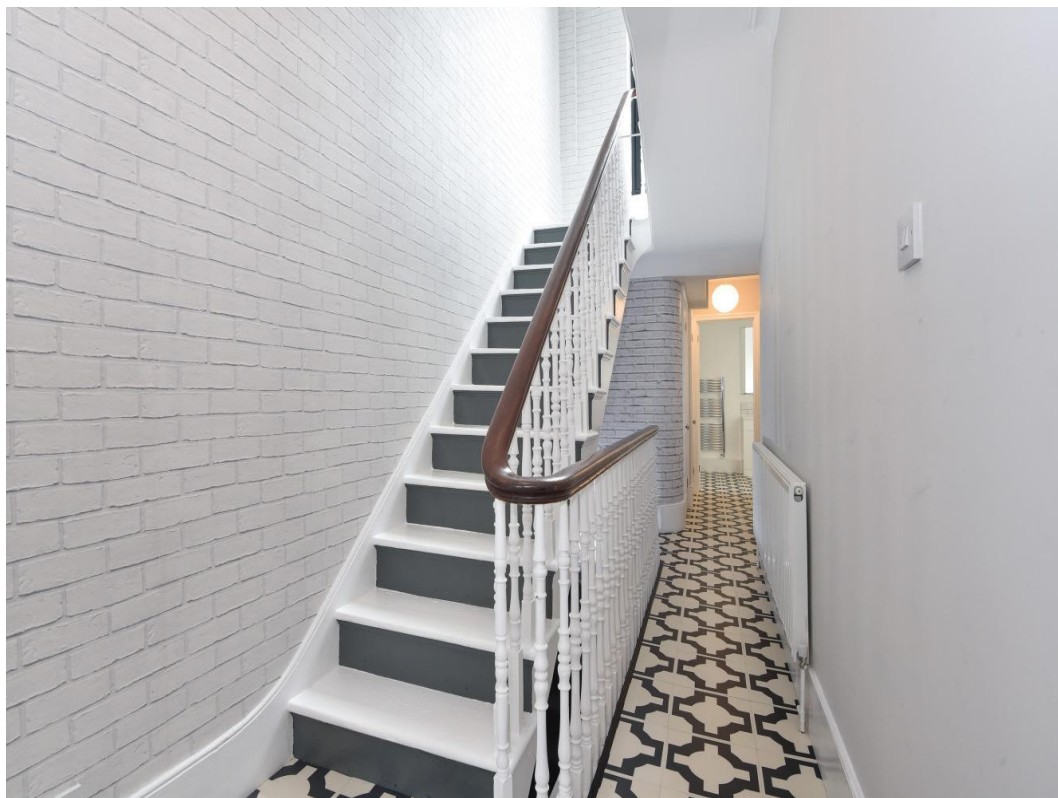




Campsbourne Road, *Crouch End, N8*





**Campsbourne Road,  
Crouch End, N8**  
**£699,999**  
**Freehold**

The property also benefits from being a short walk to Hornsey Overground Station which provides excellent links into the City.

- Period conversion
- Three bedrooms
- Spacious living space
- Contemporary kitchen
- Freehold
- Private roof terrace
- Chain free
- Excellent transport links

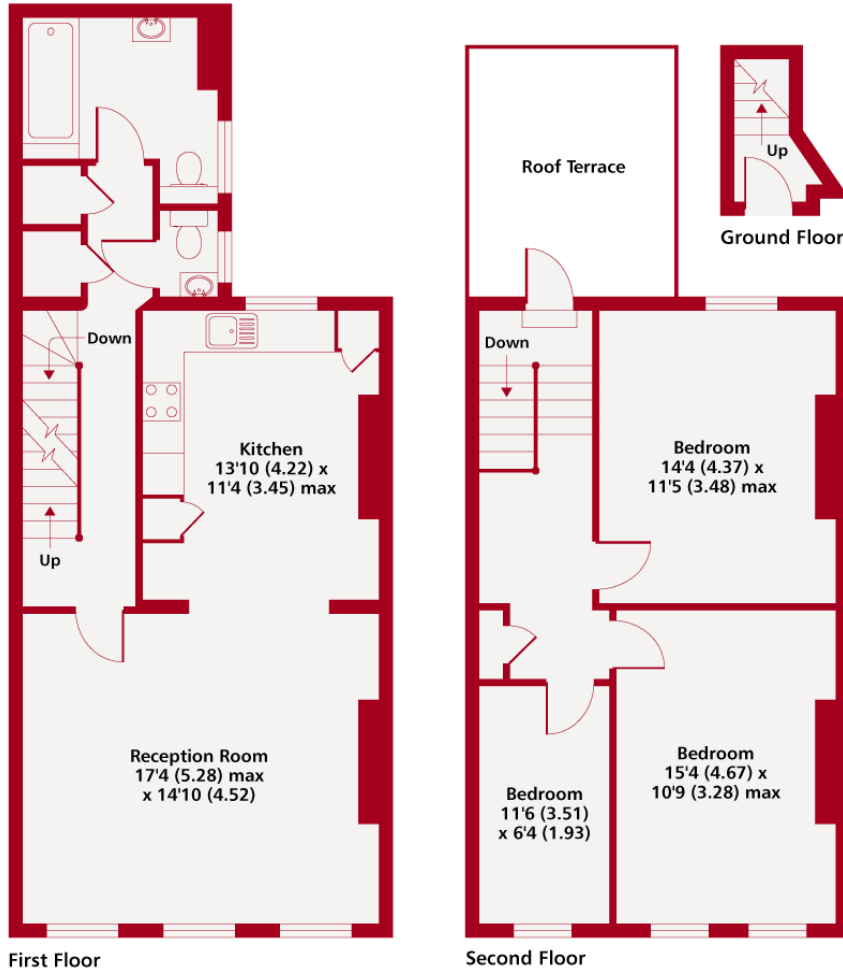
Boasting 1180 sq ft of fantastic living space is this bright and airy, beautifully presented, three bedroom upper floor maisonette. This superb flat is being offered on a chain free basis.

For more information or to arrange a viewing please contact:

**Crouch End**  
36-37 Topsfield Parade  
Crouch End, N8 8PT  
020 8348 8181  
crouchend.sales@kfh.co.uk

**Kinleigh Folkard & Hayward**

**kfh.co.uk**



Campsbourne Road N8

Gross Internal Floor Area 1180 sqft 109.6 sqm

Copyright nichecom.co.uk 2018 REF : 315330



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## Energy Performance Certificate



Campsbourne Road  
LONDON  
N8

Date of assessment: 24 October 2008  
Date of certificate: 27 October 2008

Total floor area: 70 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	74
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact Rating (CO<sub>2</sub>)

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	60	70
England & Wales	EU Directive 2002/91/EC	

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.

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.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	295 kWh/m <sup>2</sup> per year	222 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.4 tonnes per year	2.6 tonnes per year
Lighting	£43 per year	£32 per year
Heating	£432 per year	£344 per year
Hot water	£88 per year	£72 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)