



## Highbury Park, Highbury, N5

£1,300 per month

Extremely well presented studio flat to rent over the raised ground floor of this lovely period house in the heart of Highbury close to transport links.

- Spacious studio flat
- Contemporary in design throughout
- Period features
- Lovely area moments from Highbury Barn
- Close to superb transport links
- Offered furnished

Islington Office  
298 Upper Street  
Islington N1 2TU

Sales  
Tel 020 3441 3419  
Fax 020 7354 9725  
Email sis@kfh.co.uk

Lettings  
Tel 020 3280 3535  
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# Highbury Park

## Highbury, N5

**Energy Performance Certificate**

Highbury Park  
LONDON  
N5

Dwelling type: Mid floor flat  
Date of assessment: 6 May 2010  
Date of certificate: 06 May 2010  
Reference number:  
Type of assessment: RUSAP - existing dwelling  
Total floor area: 40 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>B2</b>	<b>B2</b>	<b>F</b>	<b>E1</b>

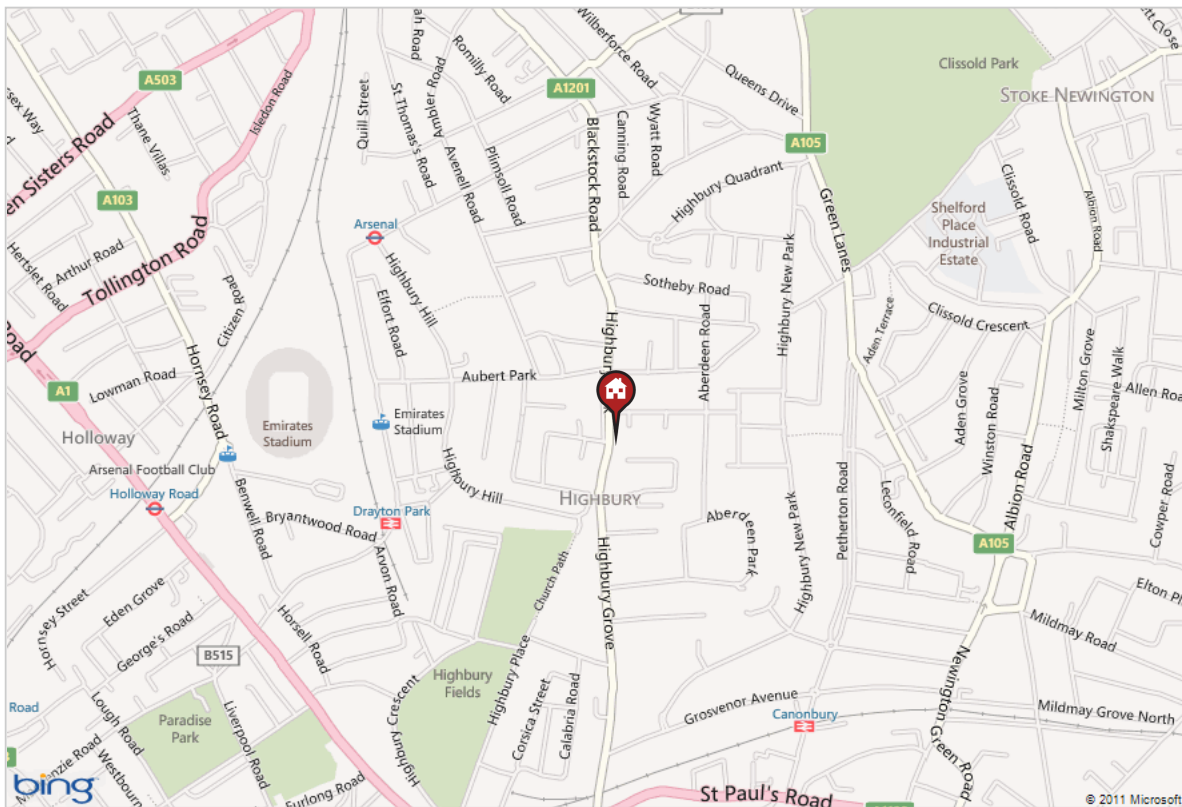
Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	219 kWh/m <sup>2</sup> per year	183 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.5 tonnes per year	1.2 tonnes per year
Lighting	£65 per year	£22 per year
Heating	£244 per year	£230 per year
Hot water	£77 per year	£31 per year

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

To save time and money on the energy efficiency of your home, it's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



**Viewing**  
Strictly by appointment with Kinleigh Folkard & Hayward  
Islington office 020 3280 3535

**Reference**  
29789

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.