



**FEATURING ALL THE BENEFITS OF AN UNBEATABLE CENTRAL ISLINGTON LOCATION,  
SET IN A PRIVATE DEVELOPMENT WITH CONCIERGE.**

ISLINGTON ON THE GREEN

12A ISLINGTON GREEN, LONDON, N1 2XN

**Furnished, £615 pw (£2,665 pcm) + fees and other charges apply.\***

**Available from 30/07/2019**



- 1 Bedrooms • 1 Bathrooms • 1 Receptions
  - 4th floor and Day concierge • Contemporary apartment • minutes' walk from Angel tube •
  - Photos shown are illustrative • Unbeatable central location • Water rates included • EPC Rating = D
  - Council Tax = tbc
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### Description

Featuring all the benefits of an unbeatable central Islington location, but also set in a private development with concierge a contemporary one bedroom apartment with dark wooden floors. Dark wooden floors throughout, high specification features, 1 double bedroom, 1 bathroom, open plan kitchen.

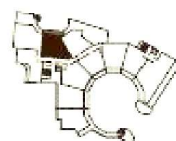
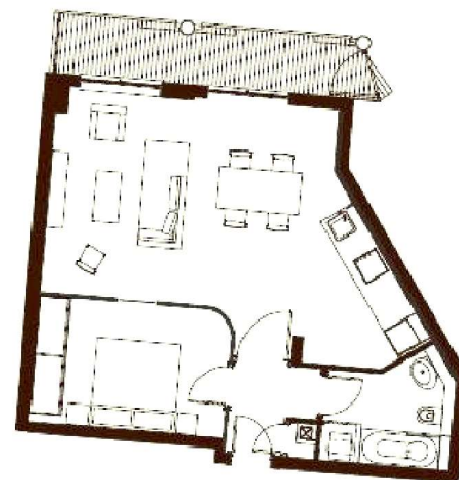
### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.





LEVEL 4  
Apartment area:  
57.6 sq m / 619 sq ft  
Balcony area:  
8.8 sq m / 94 sq ft

## FLOORPLANS

Gross internal area: 619 sq ft, 57.5 m<sup>2</sup>

Energy Performance Certificate																					
Apartment 51 12A Winton Green LONDON N1 2PH	Dealing type Date of assessment Date of certificate Reference number Total floor area	Top floor flat 21 November 2020 20 November 2020 0120-2040-8450-0120-2020 55 m <sup>2</sup>	onTheMarket.com																		
<p>The 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.</p>																					
<b>Energy Efficiency Rating</b>		<b>Environmental Impact (CO<sub>2</sub>) Rating</b>																			
<p>For comparison, the energy use of the home is shown against the energy use of other homes in the area. The energy use of the home is shown in the middle of the scale. The higher the rating, the more energy efficient the home is, and the lower the fuel bills likely to be.</p>		<p>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.</p>																			
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<p>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</p>																					
<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>200 kWh/m<sup>2</sup> per year</td> <td>200 kWh/m<sup>2</sup> per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>1.8 tonnes per year</td> <td>1.8 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£82 per year</td> <td>£22 per year</td> </tr> <tr> <td>Heating</td> <td>£142 per year</td> <td>£144 per year</td> </tr> <tr> <td>Hot water</td> <td>£151 per year</td> <td>£151 per year</td> </tr> </tbody> </table>					Current	Potential	Energy use	200 kWh/m <sup>2</sup> per year	200 kWh/m <sup>2</sup> per year	Carbon dioxide emissions	1.8 tonnes per year	1.8 tonnes per year	Lighting	£82 per year	£22 per year	Heating	£142 per year	£144 per year	Hot water	£151 per year	£151 per year
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<p>Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much fuel will need to provide lighting, heating and hot water to the 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 prepared for comparison purposes only and enables you to compare one home with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.</p>																					
<p>To see how this home can achieve its potential rating please see the recommended measures.</p>																					
<p>Information about the energy saving measures that can improve the energy efficiency of this home is available on the onTheMarket.com website. It's a quick and easy way to identify the most energy efficient products on the market.</p>																					
<p>For advice on how to take action on the most energy efficient products on the market, please contact onTheMarket.com. Call 0800 457 457 or visit onTheMarket.com for more information.</p>																					





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Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190711CRIC

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## Islington Lettings

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