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**ST HILDAS CLOSE, CHRISTCHURCH AVENUE,  
LONDON, NW6**

**£1,100,000**



- Off-road Parking
- En-suite
- Garage









## Refurbishment Project!!

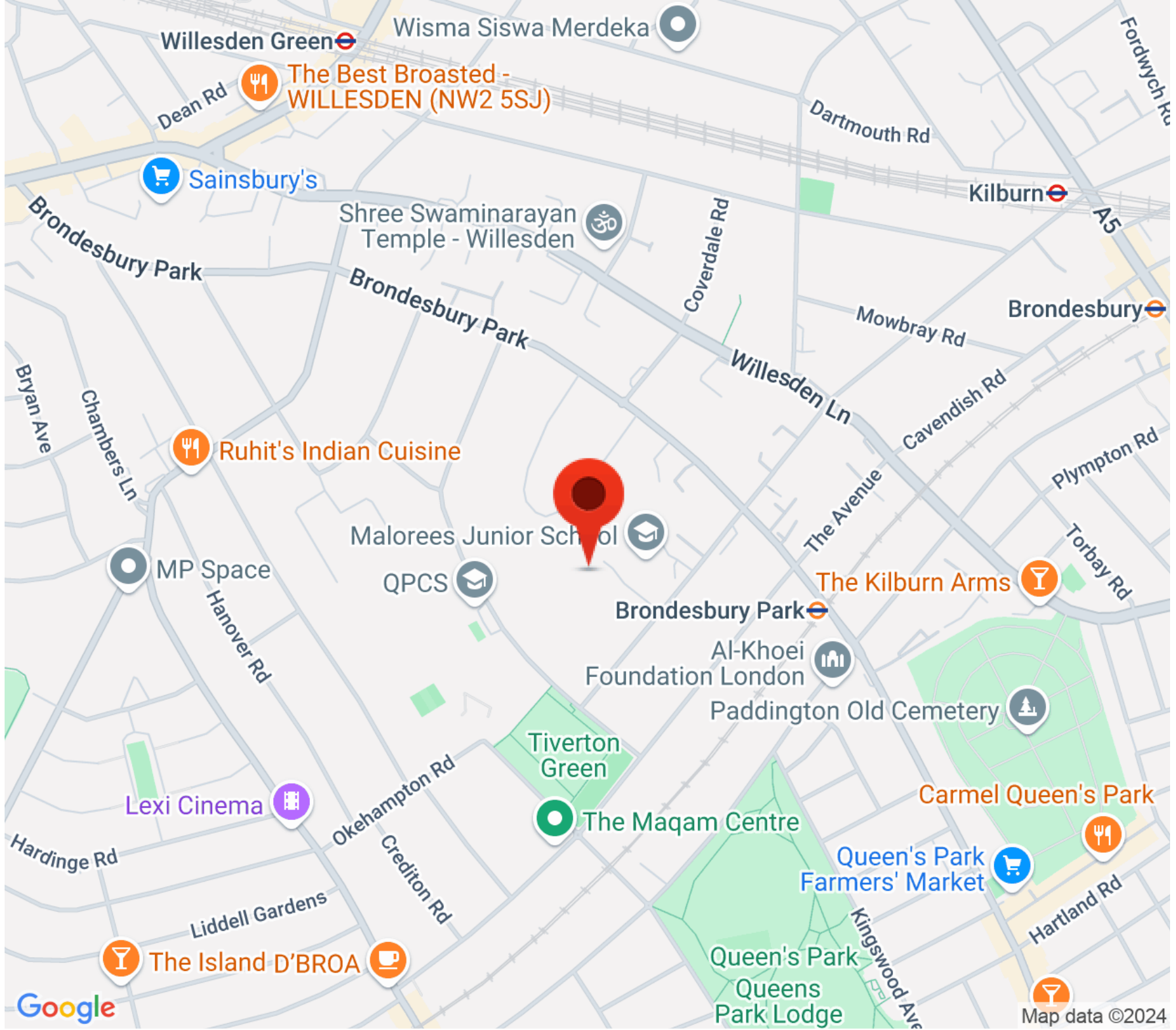
Mayfords are keen to present this truly large four-bedroom, mid-terrace family home. This spacious house is situated in the much sought-after residential part of Brondsebury Park surrounded by greenery, its private front and back gardens, two sizable garages, and a spacious entrance/hallway. This amazing property boasts four double bedrooms, one of which is an ensuite, each with built-in wardrobes, a separate bathroom, and a downstairs WC. The house also features gas central heating, a large living diner, a separate kitchen, and plenty of storage. This sublime home is conveniently located near local shopping facilities and transport links such as Brondsebury Park Station and Queens Park Station. It is also very well located for local schools' catchment areas, including but not limited to Malorees Junior School and Manor School.











Willesden Green

Wisma Siswa Merdeka

The Best Broasted - WILLESDEN (NW2 5SJ)

Sainsbury's

Shree Swaminarayan Temple - Willesden

Kilburn

Brondesbury Park

Brondesbury Park

Coverdale Rd

Dartmouth Rd

A5

Brondesbury

Mowbray Rd

Bryan Ave

Chambers Ln

Ruhit's Indian Cuisine

Willesden Ln

Cavendish Rd

Plympton Rd

MP Space

Malorees Junior School

QPCS

The Avenue

The Kilburn Arms

Torbay Rd

Brondesbury Park

Al-Khoei Foundation London

Paddington Old Cemetery

Lexi Cinema

Tiverton Green

The Maqam Centre

Carmel Queen's Park

Hardinge Rd

Okehampton Rd

Crediton Rd

Queen's Park Farmers' Market

The Island D'BROA

Queen's Park Park Lodge

Kingswood Ave

Hartland Rd

Google

Map data ©2024







# Energy performance certificate (EPC)

7 St. Hildas Close Christchurch Avenue LONDON NW6 7NY	Energy rating	Valid until: <b>20 August 2034</b>
	<b>C</b>	Certificate number: <b>0981-0220-1204-4600-2500</b>

Property type	Mid-terrace house
Total floor area	135 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 energy rating is C. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>	74 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 151 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
-



## How this affects your energy bills

An average household would need to spend **£1,404 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £259 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 9,849 kWh per year for heating
- 2,763 kWh per year for hot water

### Impact on the environment

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

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

#### Carbon emissions

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

This property produces **3.6 tonnes of CO<sub>2</sub>**

This property's potential production **1.9 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.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£60
2. Cavity wall insulation	£500 - £1,500	£110
3. Solar water heating	£4,000 - £6,000	£88
4. Solar photovoltaic panels	£3,500 - £5,500	£512

## Help 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.

## More ways to save energy

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

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kodituwakku Samith
Telephone	03301229910
Email	<a href="mailto:info@evolve-uk.co.uk">info@evolve-uk.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210918
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	16 August 2024
Date of certificate	21 August 2024
Type of assessment	<a href="#">RdSAP</a>

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