

MELVIN HALL, GOLDERS GREEN ROAD, GOLDERS GREEN, NW11 Offers Invited, Leasehold



**2 NEW LUXURY PENTHOUSES-
BOTH NOW SOLD!**

*Dreamview Estates are privileged to have been asked by Park Bench & Fencott Partners to introduce a selection of just two exquisite penthouses located above Melvin Hall, a prestigious portered building in the heart of Golders Green

*Please check out the video tour link(No loner with Shabbat Lift)



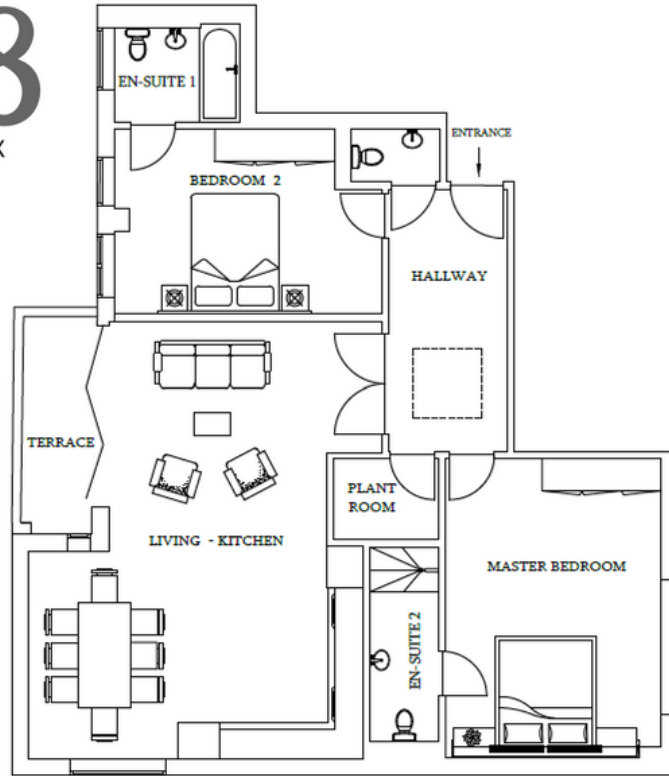


PENTHOUSE 38

MELVIN HALL

WWW.MELVINHALL.CO.UK


FENCOTT
 ROOFTOP DEVELOPMENT
 WWW.FENCOTT-PARTNERS.COM



LIVING - KITCHEN: 7.44 x 4.63 m - 24.40 x 15.19 ft

HALLWAY: 4.45 x 2.02 m - 14.63 x 6.63 ft

MASTER BEDROOM: 4.92 x 3.67 m - 16.14 x 12.04 ft

EN-SUITE 1: 3.31 x 1.17 m - 10.86 x 3.84 ft

BEDROOM 2: 3.16 x 4.55 m - 10.37 x 14.93 ft

EN-SUITE 2: 1.67 x 2.14 m - 4.82 x 7.02 ft

TERRACE: 3.69 x 1.22 m - 5.21 x 27.91 ft

Figures are based on the longest measurements in each room

7th FLOOR
2 BEDROOMS
2 BATHROOMS
PRIVATE TERRACE

93.51 M² / 1006.56 FT² GIA

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

PENTHOUSE 2,
TOP FLOOR, MELVIN HALL, GOLDERS GREEN ROAD, LONDON, NW11 9QB

BOTH NOW SOLD !!!!!

*Dreamview Estates are privileged to have been asked by the developers, Park Bench & Fencott Partners, to introduce a selection of just two exquisite penthouses located above Melvin Hall, a prestigious portered building in the heart of Golders Green

*The views afforded from every aspect of the 7th floor of Melvin Hall are simply unrivaled.

*With stunning vistas from every window and terrace, your personal panorama extends from Hampstead Heath through as far as Harrow on the Hill with views of Wembley and Golders Green as rarely viewed before.

*Please check out the video tour
<https://player.vimeo.com/video/272811089>

Please note, SHABBAT LIFT NO LONGER OPERATIVE!

*Each penthouse has been finished to the highest standard with luxury fitted kitchens, high-end appliances, Sukkah balconies, air-conditioning, the option for private designated parking and a newly installed lift

*Melvin Hall is centrally located in the heart of North West London with easy access to Temple Fortune, Hendon & Brent Cross.

*Golders Green boasts a wide range of restaurants, shops, schools and places of worship for all denominations as well as excellent transport links into the City and West End.

*Flats of this quality with these views are rarely found and early viewing is strongly advised

*GENERAL SPECIFICATIONS

*Powder coated aluminium double glazed windows and sliding / bi-folding doors to terraces

*Designer Bronze / Gold ironmongery and accenting

*Engineered Oak Herringbone flooring throughout

*Option for private designated parking space

*Ducted Air-Conditioning to bedrooms and living/ dining rooms

*Full-height crown cut oak internal and front doors with matching architraves and skirting

*Partial/Full wet under-floor heating

*Door entry system

*New high-tech Lift with access to all floors

*Private external Sukkah balcony enjoying panoramic views

*Communal Rubbish Chute

*KITCHENS

- *Modern luxury fitted kitchens
- *Stone Worktops with upstands
- *Integrated Fridge / Freezer
- *Stainless steel Ovens (Miele)
- * Five burner induction hob with stainless steel canopy hood or suspended
- *2 fully integrated dishwashers (Siemens)
- *2 full size stainless steel sinks
- *Gold accented inlays and designer taps
- *Low voltage LED down lights

*BATHROOMS & EN-SUITES

- *All bedrooms with en-suite include bath or walk-in shower
- *Stone / ceramic tiling to walls and floors
- *Bespoke Vanity units
- *Wall hung push button toilets with soft close seating
- *Chrome heated towel rails
- *Designer sanitary-ware
- *Shaver sockets
- *Under-floor heating

BEDROOMS

- *Bespoke designer wardrobes or walk-in wardrobe to master and second bedroom
- *Wiring for TV's and Telephone

*PRICE £650,000 Leasehold

*150 YEAR LEASE

*SERVICE CHARGE APPROX £3000 PA

*PEPPERCORN GROUND RENT

*PROVISIONAL COUNCIL TAX BAND G - £2472.61 (2018/9)

Energy Performance Certificate



Flat 38 Melvin Hall, Golders Green Road, LONDON, NW11 9QB

Dwelling type: Top-floor flat
Date of assessment: 13 April 2018
Date of certificate: 13 April 2018
Reference number: 0152-3877-7241-9498-9241
Type of assessment: SAP, new dwelling
Total floor area: 93 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

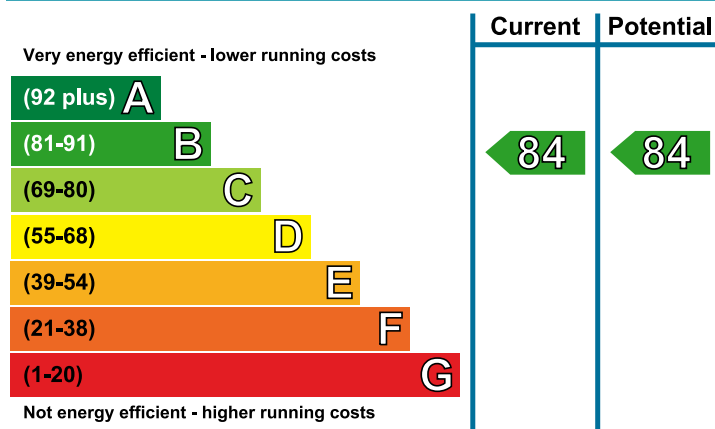
£ 1,128

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	Not applicable
Heating	£ 639 over 3 years	£ 639 over 3 years	
Hot Water	£ 300 over 3 years	£ 300 over 3 years	
Totals	£ 1,128	£ 1,128	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.22 W/m ² K	★★★★★
Roof	Average thermal transmittance 0.15 W/m ² K	★★★★☆
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Time and temperature zone control	★★★★★
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.5 m ³ /h.m ² (as tested)	★★★★☆

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 85 kWh/m² per year

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.

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	2,568
Water heating (kWh per year)	2,088

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by NES. You can obtain contact details of the Accreditation Scheme at www.nesltd.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: NHER009781
Assessor's name: Mr Michael Langley
Phone number: 01763268685
E-mail address: ml@atspaceltd.co.uk
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

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 1.4 tonnes of carbon dioxide every year. You could reduce emissions 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 (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

