

SHIREHALL PARK, HENDON, NW4 £1,550,000, Freehold

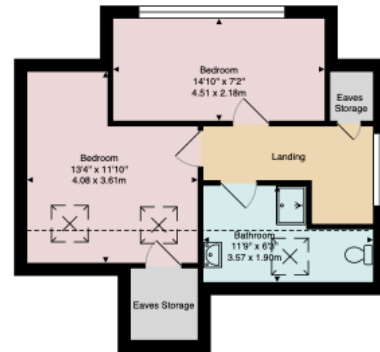
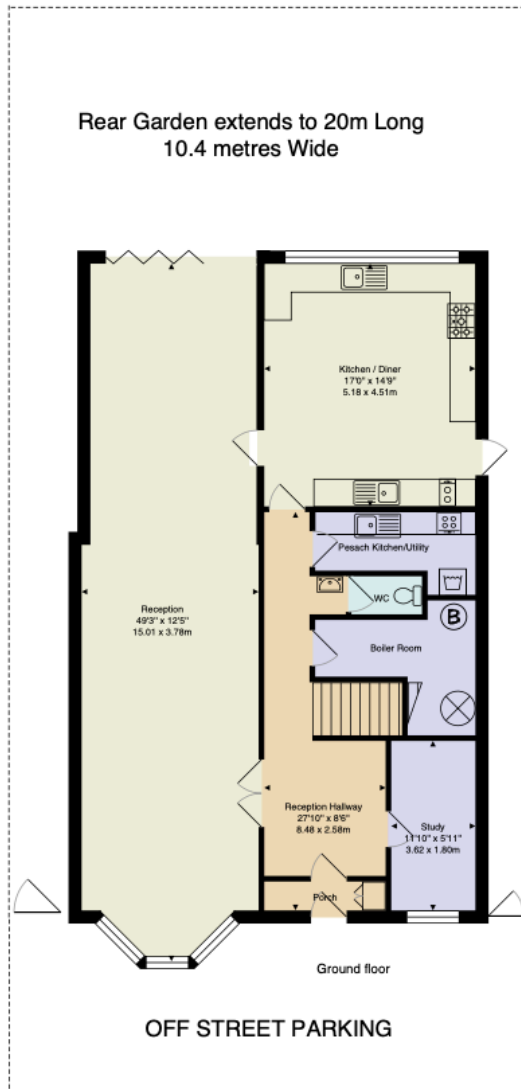


Magnificent modern six bedroom, 3 bathrooms completely detached house in the desired Shirehall Estate.

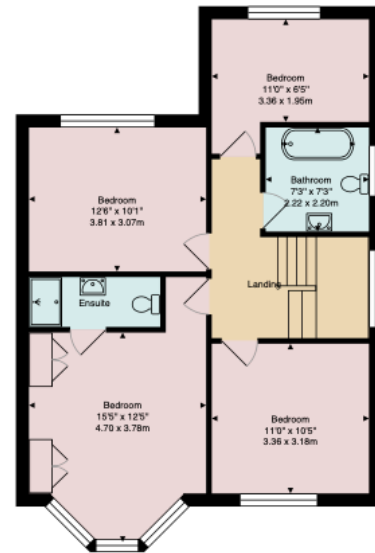




Shirehall Park NW4



Second Floor



First Floor

Approx. Gross Internal Area: 2344 ft² ... 217.7 m² (excluding eaves storage)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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

SHIREHALL PARK, HENDON, NW4 2QU

We proud to offer for sale this magnificent modern six bedroom, 3 bathrooms completely detached house in the desired Shirehall Estate. This house was completely rebuild and designed just over a year ago including smart home capability. Comprised of large entrance hall as you walk into the house, to the left you have a triple aspect through reception room, to the right you have an office room, straight ahead there is a guest w.c., a utility room which also has a fully fitted Pesach kitchen, Large and modern eat in kosher kitchen with four ovens, two sinks, two gas hobs and one Dishwasher.

Downstairs has the added bonus of Italian tiles laid through out, being fully conditioned with four zone under floor heating system.

The first floor comprised of four bedrooms which three are doubles and one single, the master bedroom has air conditioning, fitted wardrobes and en suite, there is a modern large family bathroom.

The loft floor has been designed as two double bedrooms, both with air conditioning and storage through out and it also has a further bathroom.

This property comes with the added bonus of a drive way for 2/3 car with a through side passage to the a fully laid large Astroturf garden, full top of the range security, including alarms and cameras.

This is being sold Chain Free.

£1,550,000 FREEHOLD

COUNCIL TAX BAND G

EPC BAND C

Energy performance certificate (EPC)

107, Shirehall Park LONDON NW4 2QU	Energy rating <div>E</div>	Valid until: 27 May 2024 Certificate number: 8944-7725-2840-7353-4922
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Property type

Detached house

Total floor area

126 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 319 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's potential production 4.3 tonnes of CO₂

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.4 tonnes per year. This will help to protect the environment.

An average household produces 6 tonnes of CO₂

This property produces 7.7 tonnes of CO₂

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (45) to C (69).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£357.97
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£15.91
3. Low energy lighting	£40	£40.61
4. Heating controls (TRVs)	£350 - £450	£49.54
5. Solar water heating	£4,000 - £6,000	£38.63
6. Solar photovoltaic panels	£9,000 - £14,000	£250.32

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1657
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Potential saving	£503
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	27333 kWh per year
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Water heating	3291 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	3802 kWh per year
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Cavity wall insulation	428 kWh per year
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Solid wall insulation	9032 kWh per year
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You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Mina Thompson
Telephone	07831499489
Email	mina.thompson@btinternet.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO000569
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	27 May 2014
Date of certificate	28 May 2014
Type of assessment	RdSAP
