



NO PHOTO

£295,000

Heathside Finchley Road NW11 7SB



DREAMVIEW



1

Bedroom



1

Bathroom

34 Golders Green Road, London, NW11 8LL |
mail@dreamviewestates.co.uk

020 8455 0055



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£295,000

Heathside Finchley Road NW11 7SB



Heathside is well maintained, under the supervision of an on-site House Manager and team *. It is ideally located on the corner of Finchley Road and West Heath Avenue, a short walk away from Golders Green, Golders Hill Park and Hampstead Heath. Golders Green Underground Station (Northern Line)...

HEATHSIDE, CORNER FINCHLEY ROAD AND WEST HEATH AVEUNE, GOLDERS GREEN, NW11 7SB

*Heathside is well maintained, under the supervision of an on-site House Manager and his team.

*It is ideally located on the corner of Finchley Road and West Heath Avenue, a short walk away from Golders Green, Golders Hill Park and Hampstead Heath. Golders Green Underground Station (Northern Line) provides 15-minute access to Central London.

*The adjacent National Express bus terminal provides services across the UK and Europe. There are numerous local bus routes with services to Central London and the Brent Cross Shopping Centre.

*Sainsburyâ€™s and many other amenity shops and restaurants are nearby.

*Accommodation:

* Lounge / dining room

* Balcony with spectacular views over north London

* Kitchen with fitted cupboards

* Master Bedroom with fitted wardrobes & sockets

* Bathroom with walk-in shower, vanity unit and WC

â€¢ Air conditioning in the lounge

*Heathside also offers:

* On-site House Manager

* Ample on-site parking

* 24-hour emergency call system

* Residentsâ€™ lounge, guest suite and therapy room

* Attractive communal gardens and terraces

PRICE £295,000 LEASEHOLD

LEASE 63 YEARS REMAIN (ENQUIRES FOR COST OF EXTENSION LIKELY TO BE APPROX £50,000

SERVICE CHARGE £6110 PA

GROUND RENT - £60

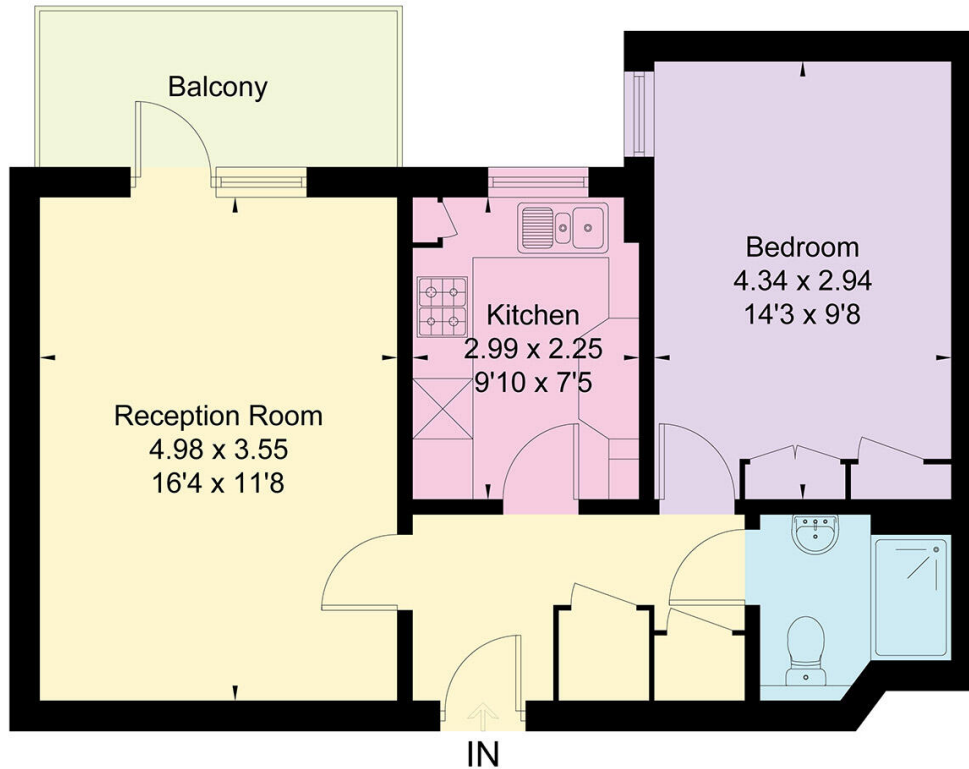


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Approximate Area = 49 sq m / 527 sq ft



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 287357



Energy performance certificate (EPC)

Flat 33 Heathside 562 Finchley Road LONDON NW11 7SB	Energy rating C	Valid until: 21 September 2031 Certificate number: 0309-2021-4200-0082-0222
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Property type	Top-floor flat
Total floor area	49 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 C. 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	77 c	77 c
55-68	D		
39-54	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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	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	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 152 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property produces 1.3 tonnes of CO₂

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

This property's potential production 1.3 tonnes of CO₂

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO₂ than G rated properties.

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.

An average household produces 6 tonnes of CO₂

How to improve this property's energy performance

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use.](https://www.simpleenergyadvice.org.uk/)
(<https://www.simpleenergyadvice.org.uk/>)

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	£359
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Potential saving	£0
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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/)
(<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	2060 kWh per year
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Water heating	2268 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	585 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) (<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	Steven Dillon
Telephone	07984 779235
Email	steven.dillon77@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO004795
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	22 September 2021
Date of certificate	22 September 2021
Type of assessment	RdSAP
