



NO PHOTO

Asking Price £599,950
North End Road London, NW11 7SY



3

Bedrooms



2

Bathrooms

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

020 8455 0055



NO PHOTO

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DREAMVIEW ESTATES ARE DELIGHTED TO BRING TO THE MARKET THIS LOVELY 3 BEDROOM FLAT ON THE 1ST FLOOR OF A TASTEFULLY CONVERTED HOUSE EXTREMELY WELL SITUATED FOR ALL AMENITIES & GOLDERS HILL PARK. ACCOMMODATION IS 828 SQ FT/77 SQ MT

NORTH END ROAD GOLDERS GREEN NW11 7SY

DREAMVIEW ESTATES ARE DELIGHTED TO BRING TO THE MARKET THIS LOVELY 3 BEDROOM FLAT OF SOME 828 SQ FT/77 SQ MT ON THE 1ST FLOOR OF A TASTEFULLY CONVERTED HOUSE EXTREMELY WELL SITUATED FOR ALL AMENITIES

THE BUILDING IN ONLY 5/7 MINUTES WALK FROM GOLDERS GREEN STATION, LESS THAN THAT FOR GOLDERS HILL PARK AND THE FAMOUS "BULL AND BUSH" PUB AND ALSO IN CLOSE PROXIMITY TO THE HEATH EXTENSION

WHAT MORE COULD YOU ASK FOR A TOP CLASS LOCATION IN THIS AREA??

THE FLAT PROVIDES 122 SQ MT/1300 SQ FT OF ACCOMMODATION WHICH INCLUDE A GOOD SIZE OPEN PLAN LOUNGE WITH KITCHEN LEADING TO BALCONY TOGETHER WITH 3 BEDROOMS, 1 HAVING AN EN SUITE SHOWER ROOM

THE LEASE IS 999 YEARS

GROUND RENT £150 PA

MAINTENANCE COSTS ARE SHARED THIS FLAT PAYS £640 PA TO INCLUDE INU

EPC BAND D

COUNCIL TAX BAND D

PRICE - £599950 LEASEHOLD



NO PHOTO

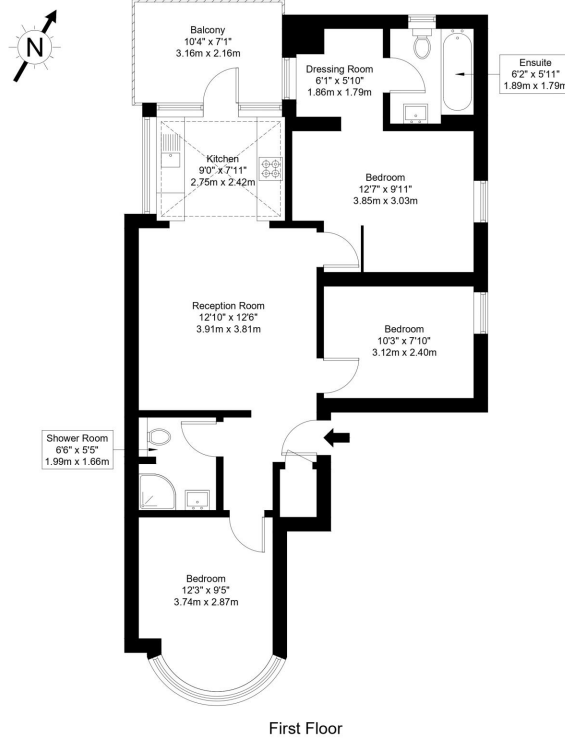
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Approx Gross Internal Area = 70.1 sq m / 755 sq ft

Balcony = 6.8 sq m / 73 sq ft

Total = 76.9 sq m / 828 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy performance certificate (EPC)

86B NORTH END ROAD
GOLDERS GREEN
LONDON
NW11 7SY

Energy rating

D

Valid until:

9 February 2031

Certificate number:

9201-0020-6202-8309-0204

Property type

Semi-detached house

Total floor area

122 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 D. 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+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), insulated (assumed)	Good
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 40% of fixed outlets	Average
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 198 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£945 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 £173 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 12,418 kWh per year for heating
- 2,966 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 4.3 tonnes of CO₂

This property's potential production 2.5 tonnes of CO₂

You could improve this property's CO₂ 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£43
2. Low energy lighting	£90	£49
3. Heating controls (TRVs)	£350 - £450	£34
4. Solar water heating	£4,000 - £6,000	£47
5. Solar photovoltaic panels	£3,500 - £5,500	£338

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

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	Peter Cowan
Telephone	07702 710383
Email	petercowan77@yahoo.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO004434
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	10 February 2021
Date of certificate	10 February 2021
Type of assessment	RdSAP