



NO PHOTO

£650,000

Highview House, NW4



DREAMVIEW
Estate Agents



2

Bedrooms



2

Bathrooms

34 Golders Green Road, London, NW11 8LL |
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Highview House, NW4



*DREAMVIEW ESTATES ARE PLEASED TO OFFER this SELF CONTAINED 2 bedroom GROUND floor apartment WITH OWN COURTYARD which extends to some 1083 Sq ft/100 Sq Mt opposite Hendon Park and just 5 minutes walk to Hendon Central Underground Station, providing access to Central London in 20 minutes. *T...

HIGHVIEW HOUSE, QUEENS ROAD, HENDON, NW4 2TH

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*The flat also has access to communal gardens

*Conveniently located in a sought-after area of Hendon opposite Hendon Park. Hendon Central tube station is 0.1 miles away and the property provides easy vehicle access to Brent Cross and the West End, as well as the A1M and M1 motorways.

*The flat has the potential to create a very special spacious home. Available with no onward chain and could be a possible Buy to Let investment too

*The accommodation is accessed from the street with own front door

*Benefits include Gas central heating, double glazing and easy access to Hendon Underground station, south westerly facing reception room and no onward chain.

*PRICE £650,000 STC LEASEHOLD

*BRAND NEW 150 YEAR LEASE TO BE GRANTED UPON PURCHASE

*GROUND RENT - TBA

*SERVICE CHARGE - £3033.00

*COUNCIL TAX - BAND F



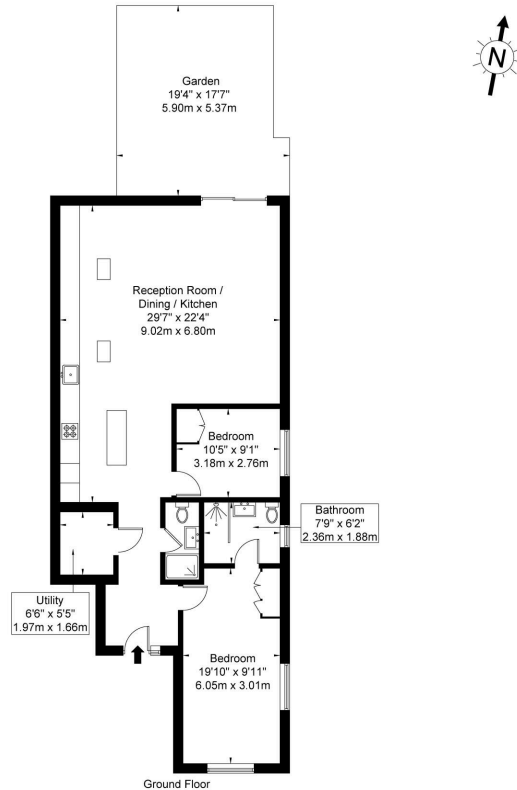
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Highview House, Queens Road, NW4 2TH

Approx. Gross Internal Area = 100.7 sq m / 1083 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. 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)

Garden Flat 8
Highview House
6 Queens Road
LONDON
NW4 2TH

Energy rating

C

Valid until: **2 May 2029**

Certificate number: **0898-2058-7285-6241-2950**

Property type

Ground-floor flat

Total floor area

99 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 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.](#)

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		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Window	Fully double glazed	Good
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 187 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current 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. CO₂ harms the environment.

An average household produces

6 tonnes of CO₂

This property produces

3.1 tonnes of CO₂

This property's potential production

2.9 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

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.

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Heat recovery system for mixer showers	£585 - £725	£36

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£802
Potential saving if you complete every step in order	£37

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.

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	3239 kWh per year
Water heating	2219 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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

Accreditation scheme contact details

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

Assessment details

Assessor's declaration	No related party
Date of assessment	1 May 2019
Date of certificate	3 May 2019
Type of assessment	RdSAP