



NO PHOTO

£1,100,000

Highview House Queens Road Hendon NW4 2TH



DREAMVIEW
Estate Agents



3

Bedrooms



3

Bathrooms

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

020 8455 0055



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Highview House Queens Road Hendon NW4 2TH



HUGE 3 bedPENTHOUSE flat 2128 sq ft/198 sq mt providing bright spacious accommodation with panoramic views of Hendon Park and London skyline. *FL;ATS OF THIS SIZE IN THIS LOCATION ARE EXTREMELY RARE- DONT MISS THIS ONCE IN A LIFETIME OPPORTUNITY!

PENTHOUSE, HIGHVIEW HOUSE, QUEENS ROAD, HENDON, NW4 2TH

*A HUGE 3 bedroom PENTHOUSE flat of some 2128 sq ft/198 sq mt i providing bright and spacious living accommodation in a purpose built block with some of the best panoramic views of Hendon Park and the London skyline.

* The has direct lift entry

*These modern Flats are situated within two minutesâ€™ walk from Hendon Central station, Brent Street high street shops and other transport links.

*Key features

*3-bedroom third floor flat

*Direct lift access to the flat with possible shabbat option.

*3 tiled bathrooms

*2 En-Suite 1 separate WC

* Large Reception/dining Room

*Large Kitchen with granite worktops and integrated appliances

*Tiled floors through hallway, and carpeted bedrooms

*Video entryphone system

*Air conditioning throughout the flat

*Gas central heating with Megaflow System

*PRICE £1,100,000 LEASEHOLD

*BRAND NEW 150 YEAR LEASE TO BE GRANTED UPON PURCHASE

*GROUND RENT - NIL

*SERVICE CHARGE - £6000pa

*COUNCIL TAX - BAND H

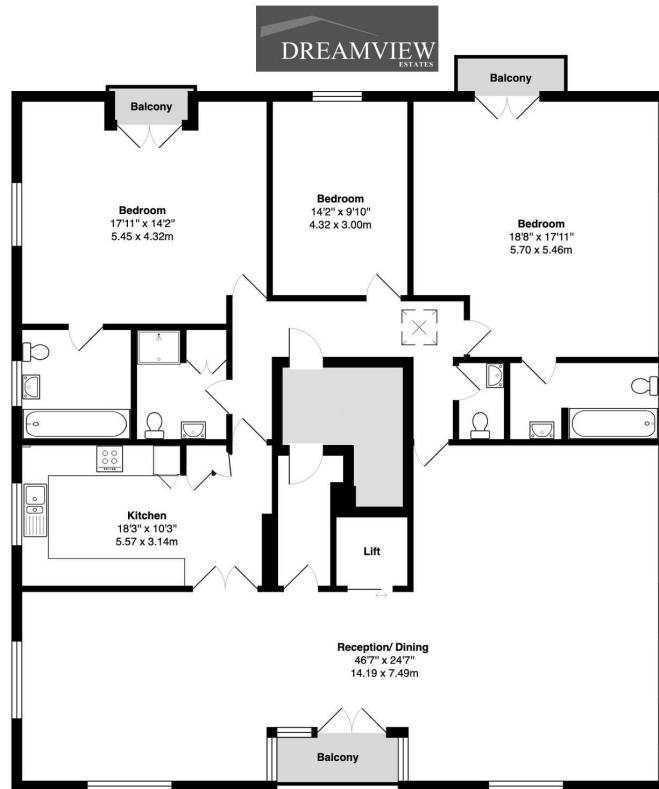
*EPC BAND - BAND B



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Highview House Queens Road Hendon NW4 2TH



3rd Floor
Penthouse, Highview House NW4

Total Gross Area: 2128 ft² ... 197.7 m² (excluding lift)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



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Energy performance certificate (EPC)

Flat 7 Highview House
6, Queens Road
LONDON
NW4 2TH

Energy rating

B

Valid until: **17 November 2028**

Certificate number: **8698-6466-6129-8597-5983**

Property type	Mid-floor flat
Total floor area	193 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 B. It has the potential to be B.

[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	84 B	85 B
69-80	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	Timber frame, as built, insulated (assumed)	Good
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
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 80 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

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 CO ₂
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This property produces	2.7 tonnes of CO ₂
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This property's potential production	2.6 tonnes of CO ₂
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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. Draught proofing	£80 - £120	£17

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	£636
Potential saving if you complete every step in order	£17

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	7387 kWh per year
Water heating	2103 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	16 November 2018
Date of certificate	18 November 2018
Type of assessment	RdSAP