



NO PHOTO

£2,500,000

Green Lane Hendon London, NW4 2NN



6

Bedrooms



2

Bathrooms

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

020 8455 0055



NO PHOTO

£2,500,000

Green Lane Hendon London, NW4 2NN



Situated in a prime part of Hendon, within easy reach of Hendon Park and Hendon Central this very large DETACHED HOUSE of some 2574 sq ft/239 sq mt, with 6 bedrooms, 2 bathroom, set out only over 2 floors, offers an exceptional opportunity

GREEN LANE, HENDON, NW4 2NN

Situated in a prime part of Hendon, within easy reach of Hendon Park and Hendon Central this very large DETACHED HOUSE of some 2574 sq ft/239 sq mt, with 6 bedrooms, 2 bathroom, set out only over 2 floors, offers an exceptional opportunity for a buyer to put their own â€œstampâ€ on

Also a stone's throw away from Hendon Adath Synagogue and only minutes' walk from many other synagogues, places of worship, restaurants, cafes and shops in Brent Street. It is just a short walk to Hendon Central Tube Station on the Northern Line.

With a large driveway, expansive garden, it provides the perfect blank canvas for those looking to create something unique (subject to planning permission).

Although requiring complete refurbishment, this property offers vast of opportuniy to transform it into your own dream home.

This residence with significant potential is in one of Hendon's most sought-after locations. Whether you're looking to design your perfect home or take advantage of the space to expand and develop, this property is rare opportunity

Features

- â€¢ Detached
- â€¢ Prime location
- â€¢ Garage with Large driveway
- â€¢ Enormous potential (STP)
- â€¢ Very large garden
- â€¢ Prome location
- â€¢ Over 2500 sq ft On 2 floors only
- â€¢ Potential to develop subject to planning
- â€¢ No upper chain

Price £2,500,000 Freehold

Council Tax Band H

EPC Band D

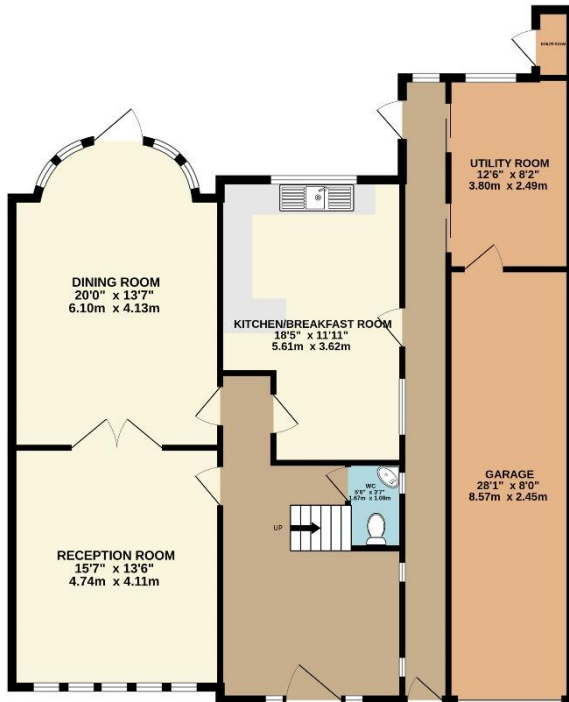


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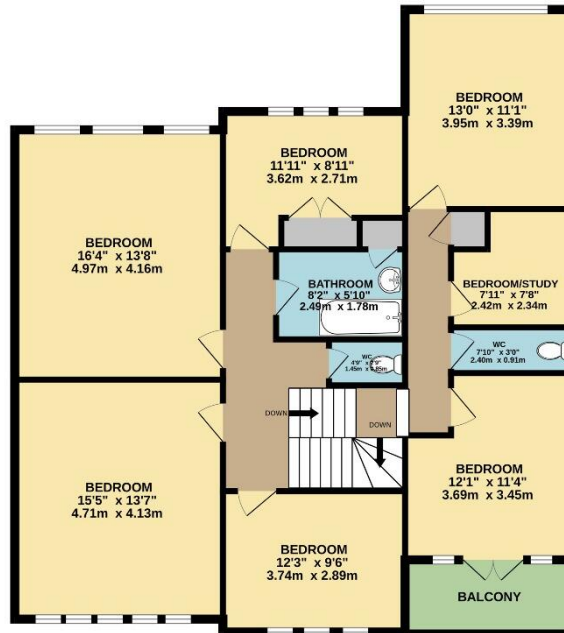
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GROUND FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



1ST FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



8 GREEN LANE

TOTAL FLOOR AREA : 2574 sq.ft. (239.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

8 Green Lane LONDON NW4 2NN	Energy rating D	Valid until: 30 September 2034
		Certificate number: 0083-0220-2304-5100-0604

Property type	Detached house
Total floor area	239 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 C.

[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		
69-80	C		72 C
55-68	D	57 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, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 76% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
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 255 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£3,906 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 £975 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 37,171 kWh per year for heating
- 3,023 kWh per year for hot water

Impact on the environment

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

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 CO ₂
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This property produces	10.8 tonnes of CO ₂
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This property's potential production	7.0 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.

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. Flat roof or sloping ceiling insulation	£850 - £1,500	£288
2. Cavity wall insulation	£500 - £1,500	£403
3. Floor insulation (suspended floor)	£800 - £1,200	£123

Step	Typical installation cost	Typical yearly saving
4. Heating controls (room thermostat)	£350 - £450	£160
5. Solar photovoltaic panels	£3,500 - £5,500	£514

Advice on making energy saving improvements

Get detailed recommendations and cost estimates: 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	Yitzi Samet
Telephone	07842532198
Email	info@samcerts.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	Quidos Limited
Assessor's ID	QUID207707
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 August 2024
Date of certificate	1 October 2024
Type of assessment	RdSAP
