



NO PHOTO

Asking Price £350,000  
Melvin Hall, Golders Green Road NW11 9QB



1

Bedroom



1

Bathroom

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

020 8455 0055





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**Asking Price £350,000**  
**Melvin Hall, Golders Green Road NW11 9QB**



This 1 bedroom first floor flat in Golders Green offers a spacious reception area, a modern kitchen, and a bathroom. The property features off-road parking, wheelchair access, secure car parking, and full double glazing. Located in a convenient area, it provides easy access to local amenities and transport links.

MELVIN HALL GOLDERS GREEN ROAD, NW11 9QB

Located in Golders Green, this one-bedroom first floor flat offers a comfortable living space with practical features.

The property includes a well-sized bedroom, a modern bathroom, and a spacious reception area. The kitchen is equipped with essential appliances, providing a functional space for meal preparation. The flat benefits from full double glazing, ensuring energy efficiency and noise reduction.

The building offers off-road parking and secure car parking facilities, enhancing convenience for residents. Wheelchair access is available, making the property accessible for all. The communal areas are well-maintained, contributing to a pleasant living environment.

Golders Green is a vibrant area with a variety of local amenities, including shops, cafes, and restaurants. Excellent transport links provide easy access to central London and surrounding areas.

The property is situated in a desirable location, offering both convenience and comfort.

The flat has an EPC rating of C that ensures energy efficiency, contributing to lower utility costs.

This property is ideal for those seeking a practical and accessible living space in a well-connected area of London.

PRICE £350,000 LEASEHOLD

999 YEAR LEASE

SERVICE CHARGE £1850 PA

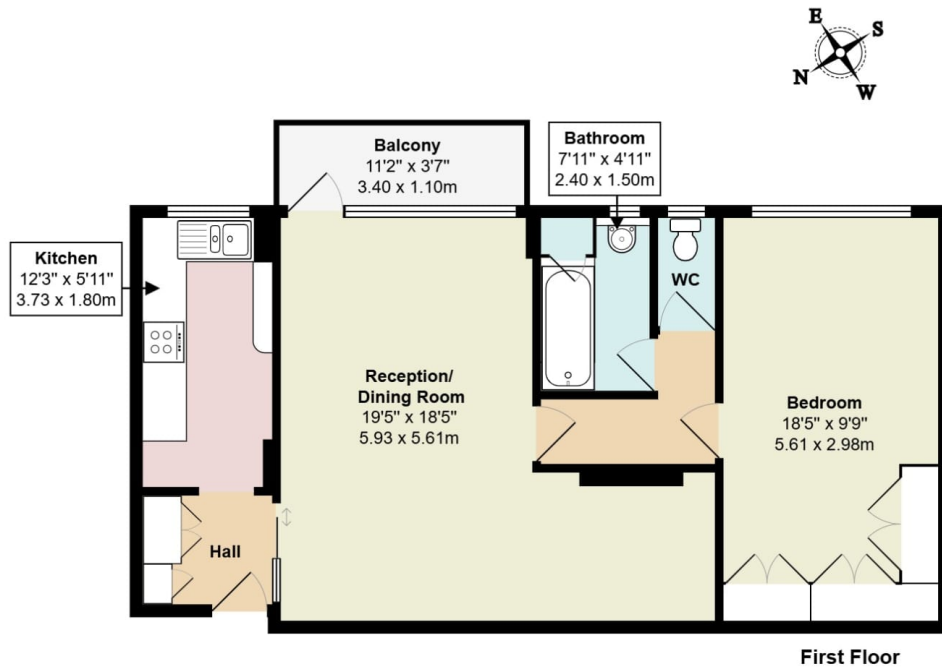
EPC BAND C

COUNCIL TAX BAND D



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### Melvin Hall NW11

Total Area: 661 ft<sup>2</sup> ... 61.4 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| Flat 14<br>Melvin Hall<br>Golders Green Road<br>LONDON<br>NW11 9QB | Energy rating<br><b>C</b> | Valid until: <b>25 July 2034</b>                    |
|  |                           | Certificate number: <b>9634-0323-2400-0756-0222</b> |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 64 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 C. 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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 69 C    | 73 C      |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

## 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      |
| Window               | Single glazed                                  | Very poor |
| 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 all fixed outlets       | Very good |
| Roof                 | (another dwelling above)                       | N/A       |
| Floor                | To unheated space, no insulation (assumed)     | N/A       |
| Secondary heating    | None   | N/A       |

### Primary energy use

The primary energy use for this property per year is 216 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

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## How this affects your energy bills

An average household would need to spend **£1,003 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 £120 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.

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### Heating this property

Estimated energy needed in this property is:

- 7,354 kWh per year for heating
  - 1,749 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 2.4 tonnes of CO<sub>2</sub>

This property's potential production 2.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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. Cavity wall insulation   | £500 - £1,500             | £40                   |
| 2. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500           | £82                   |

## 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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

## 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 Holder   |
| Telephone       | 07383494477  |
| Email           | <a href="mailto:peterholder.surveyor@outlook.com">peterholder.surveyor@outlook.com</a> |

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/026162   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 26 July 2024          |
| Date of certificate    | 26 July 2024          |
| Type of assessment     | <a href="#">RdSAP</a> |