



NO PHOTO

£7,000 pcm

179 West Heath Road London, NW3 7TT



3
Bedrooms

2
Bathrooms



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

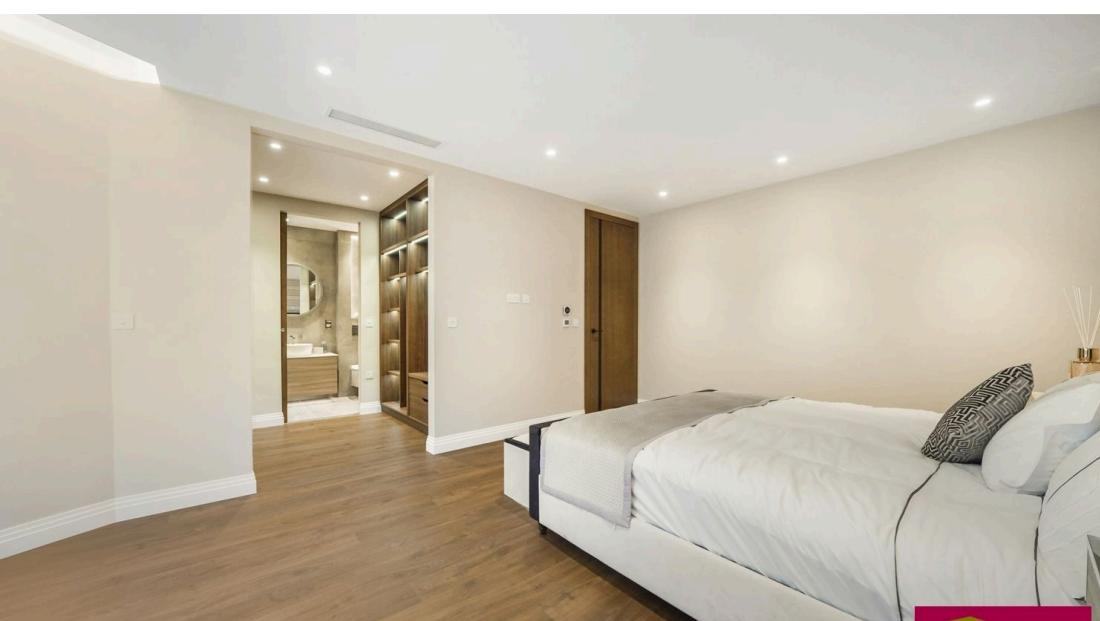
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Located in the desirable area of Hampstead, this 3-bedroom, 2-bathroom flat of some 1760sq ft/160 sq mt offers a comfortable and contemporary living space. The property includes a spacious open-plan lounge and kitchen-diner, fully equipped with a fridge freezer, washing machine, oven, and hob. The flat is furnished and features full double glazing and gas central heating with a combi boiler, ensuring a warm and energy-efficient environment.

The flat offers 1760 sq ft/160 sq mt of living space

The master bedroom includes an en-suite bathroom and dressing room, while the additional bedrooms are well-sized, providing ample space for family or guests. The flat also benefits from a video door entry system, enhancing security and convenience. The presence of an elevator in the building ensures easy access to the flat, making it family and child-friendly.

Outdoor space is a highlight, with a garden and a sun deck terrace offering a pleasant area for relaxation or entertaining. On-road parking is available, providing convenience for residents with vehicles.

Hampstead is known for its vibrant community and excellent amenities, including shops, cafes, and especially Golders Hill park. The location offers easy access to public transport, making commuting straightforward. The property's energy performance is efficient, contributing to lower utility costs.

This flat provides a modern and practical living space in a sought-after London location, suitable for families or professionals seeking a well-connected and comfortable home.

EPC BAND C

COUNCIL TAX BAND G



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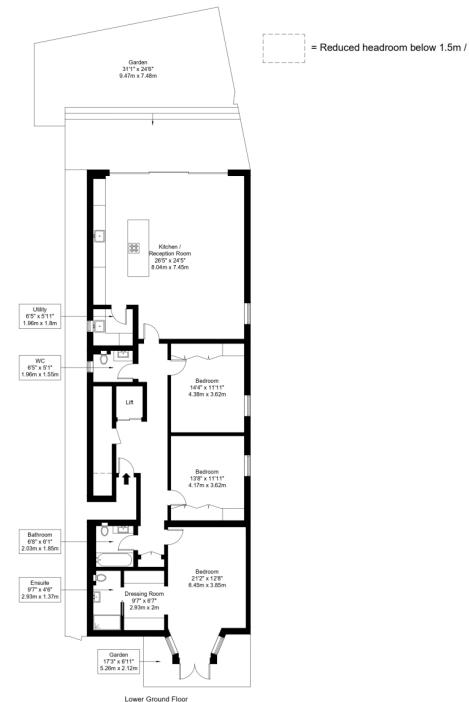
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Approx Gross Internal Area = 160.3 sq m / 1725 sq ft

Restricted head height = 1 sq m / 11 sq ft

Total = 161.3 sq m / 1736 sq ft



Ref :

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PLAN

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.



Energy performance certificate (EPC)

FLAT 1 179 West Heath Road Hampstead LONDON NW3 7TT	Energy rating C	Valid until: 29 May 2034
		Certificate number: 0121-7758-5186-0702-1448

Property type
Ground-floor flat

Total floor area
161 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.

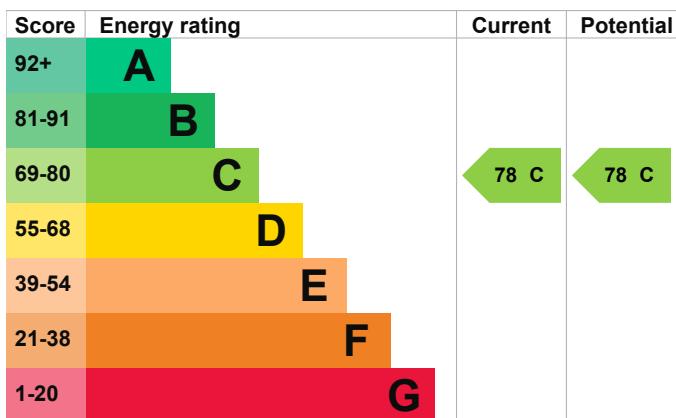
[See how to improve this property's energy efficiency.](#)

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



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
Walls	Average thermal transmittance 0.22 W/m ² K	Very good
Roof	Average thermal transmittance 0.14 W/m ² K	Very good
Floor	Average thermal transmittance 0.26 W/m ² K	Good
Windows	High performance glazing	Very good
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
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

The primary energy use for this property per year is 121 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,395 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 £0 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:

- 9,733 kWh per year for heating
- 2,232 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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	3.4 tonnes of CO2
This property's potential production	3.4 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

The assessor did not make any recommendations for this property.

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	Carl Taylor
Telephone	07894 215 012
Email	info@sapservice.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	QUID205985
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 May 2024
Date of certificate	30 May 2024
Type of assessment	SAP