



3

Bedrooms



1

Bathroom



BRIDGE LANE, GOLDERS GREEN, NW11 9JS

This 1220 sq ft/113 sq mt semi-detached house in Temple Fortune offers three bedrooms, one bathroom, and two reception rooms. The property features a kitchen, separate WC, and large gardens. With both off-road and on-road parking available, this home provides ample space and potential for extension, subject to planning. **SOLE AGENTS**

BRIDGE LANE, GOLDERS GREEN, NW11 9JS

Located in the sought-after area of Temple Fortune, this three-bedroom semi-detached house offers a comfortable and spacious living environment with 1220 sq ft/113 sq mts of space.

The property features two reception rooms, well sized kitchen bathroom with a separate WC for added convenience and providing ample space for various living arrangements.

The house is complemented by large gardens, offering plenty of outdoor space for leisure and gardening activities.

Both off-road and on-road parking options are available, ensuring ease of access and convenience for residents and visitors alike.

This property presents a good-sized semi with lots of scope for extension, subject to planning permissions, making it an attractive option for those looking to expand or customize their living space.

Situated in a desirable location, this home is within easy reach of local amenities and transport links, providing excellent connectivity to the wider London area. The area is known for its community feel and accessibility, making it a popular choice for families and professionals. The property is vacant with no chain and offered by sole agents, Dreamview Estates, ensuring a straightforward and transparent purchasing process.

Energy Performance Certificate (EPC) details are available upon request.

Council Tax Band F

EPC BAND F

PRICE £950,000 FREEHOLD



Energy performance certificate (EPC)

116 Bridge Lane LONDON NW11 9JS	Energy rating F	Valid until: 1 June 2036
		Certificate number: 0390-2749-4660-2006-4361

Property type Semi-detached house

Total floor area 111 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Partial multiple glazing	Very poor
Main heating	Room heaters, mains gas	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 309 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.

Smart meters

This property had **smart meters for gas and electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£3,157 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 £1,920 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 16,777 kWh per year for heating
 - 2,744 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. 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 5.7 tonnes of CO₂

This property's potential production 2.4 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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£900 - £1,200	£88
2. Internal wall insulation	£7,500 - £11,000	£698
3. Floor insulation (solid floor)	£5,000 - £10,000	£124
4. Add additional 80 mm jacket to hot water cylinder	£20 - £40	£51
5. Draught proofing	£150 - £250	£59
6. Condensing boiler	£3,500 - £10,000	£773
7. Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£127
8. Solar photovoltaic panels	£8,000 - £10,000	£234

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://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	David Down
Telephone	07713 632567
Email	davedown67@yahoo.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	1 June 2026
Date of certificate	2 June 2026
Type of assessment	RdSAP