



NO PHOTO

£3,300,000

Cranbourne Gardens Temple Fortune London, NW11  
OHS



6

Bedrooms



4

Bathrooms

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

020 8455 0055



NO PHOTO

£3,300,000

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OHS



DREAMVIEW ESTATES TOGETHER WITH ELI-G ESTATES ARE VERY PRIVILEGED TO BRING TO MARKET THIS HUGE 6 BEDROOM DOUBLE FRONTED DETACHED HOUSE BUILT OVER 3 FLOORS IN 1991 OF SOME 4660 SQ FT AND ON ONE OF THE LARGEST SINGLE PLOTS IN THE AREA

CRANBOURNE GARDENS, TEMPLE FORTUNE, LONDON, NW11 0HS

DREAMVIEW ESTATES TOGETHER WITH

ELI-G ESTATES ARE VERY PRIVILEGED TO BRING TO THE MARKET THIS HUGE 6 BEDROOM DOUBLE FRONTED DETACHED HOUSE BUILT OVER 3 FLOORS IN 1991 OF SOME 4660 SQ FT AND ON ONE OF THE LARGEST SINGLE PLOTS IN THE AREA WITH A LARGE SOUTH FACING REAR GARDEN AND AN ATTACHED GARAGE LOCATED IN A PROMINENT LOCATION OF ONE OF THE MOST SOUGHT AFTER ROADS IN THE AREA AND ONLY 2 MINUTES WALK FROM THE MAIN HIGH STREET SHOPS AND BUS ROUTES

GOLDERS GREEN STATION IS ABOUT 15/20 MINUTES WALKING DISTANCE AND THERE ARE MANY PLACES OF WORSHIP ALL IN EASY REACH

FEATURES INCLUDE A CENTRAL AIR CONDITIONING/HEATING SYSTEM, CENTRAL VACUUM SYSTEM UNDER FLOOR HEATING IN MASTER BATHROOM AND MAIN FAMILY BATHROOM PLUS 3 PHASE ELECTRICITY

ON THE GROUND FLOOR THERE IS THE IMPRESSIVE ENTRANCE HALL SPACIOUS LOUNGE, LARGE DINING ROOM, (CAN SEAT OVER 12) THE STUDY A HUGE 32' X 16' KITCHEN/ BREAKFAST ROOM/DEN AND A BEAUTIFUL LARGE CONSERVATORY WITH UNDERFLOOR HEATING AND AIR CONDITIONING AND A PASSOVER KITCHEN

THE FIRST FLOOR HAS A LARGE GALLERIED LANDING AND PROVIDES THE MASTER SUITE WITH DEDICATED DRESSING ROOM AND STUDY AREA PLUS THE LARGE EN SUITE BATHROOM

3 FURTHER BEDROOMS (1 WITH AN EN SUITE SHOWER ROOM) PLUS THE LARGE FAMILY BATHROOM

THE TOP FLOOR PROVIDES A HUGE GYM/PLAYROOM OF SOME 30' X 15' AND 2 FURTHER BEDROOMS ONE AGAIN WITH AN EN SUITE BATHROOM PLUS THERE IS ANOTHER SHOWER ROOM

HOUSES OF THIS QUALITY AND CALIBER RARELY COME TO THE MARKET AND SHOULD BE SEEN TO BE FULLY APPRECIATED. THE ROOMS ARE ALL GOOD SIZES AND THE COMMON SPACES GIVE A FEELING OF SPACIOUSNESS THROUGHOUT THE HOME

THIS HOUSE WILL NOT STAY ON THE MARKET LONG AND EARLY VIEWING (WHICH IS STRICTLY BY APPOINTMENT ONLY) CAN BE ARRANGED AFTER DUE DILIGENCE IS CARRIED OUT THROUGH THE OWNERS' JOINT SOLE AGENTS

IT SHOULD BE NOTED THE VENDORS ARE LOOKING FOR AN STANDARD EXCHANGE AND COMPLETION BUT WILL WISH TO REMAIN IN THE HOUSE FOR ABOUT 12 MONTHS AFTER COMPLETION

PRICE £3,300,000 FREEHOLD

EPC BAND D

COUNCIL TAX BAND H



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# Energy performance certificate (EPC)

15 Cranbourne Gardens LONDON NW11 0HS	Energy rating <b>D</b>	Valid until:	30 August 2035
		Certificate number:	0288-0220-7805-2802-0604

Property type	Detached house
Total floor area	447 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 D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	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.

r 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, with internal insulation	Good
Roof	Pitched, limited insulation	Very poor
Window	Fully double glazed	Poor
Main heating	Community scheme	Average
Main heating control	Flat rate charging, programmer and at least two room thermostats	Average
Hot water	Community scheme	Average
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Airtightness	(not tested)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m2).

[About primary energy use](#)

## Smart meters

This property had **no smart meters** 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 how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

# How this affects your energy bills

An average household would need to spend **£5,154 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 £1,135 per year** if you complete the suggested steps for improving this property’s energy rating. This is **based on average costs in 2025** 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:

- 46,962 kWh per year for heating
- 3,054 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 CO2
this property produces	20.0 tonnes of CO2
this property's potential production	15.0 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

[Do I need to follow these steps in order?](#)

## Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£900 - £1,200
Typical yearly saving	£79
Potential rating after completing step 1	63 D

## Step 2: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£28
Potential rating after completing steps 1 and 2	65 D

## Step 3: Draught proofing

Typical installation cost	£150 - £250
Typical yearly saving	£5
Potential rating after completing steps 1 to 3	66 D

## Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£37
Potential rating after completing steps 1 to 4	68 D

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

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

Free energy saving improvements: [Home Upgrade Grant](#)

Insulation: [Great British Insulation Scheme](#)  
Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)  
Help from your energy supplier: [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	Dovid Schauder
Telephone	<a href="tel:07707829976">07707829976</a>
Email	<a href="mailto:epcandretrofit@gmail.com">epcandretrofit@gmail.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	Quidos Limited
Assessor's ID	QUID210744
Telephone	<a href="tel:01225667570">01225 667 570</a>
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	28 August 2025
Date of certificate	31 August 2025
Type of assessment	<a href="#">▶ RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on [020 3829 0748](tel:02038290748) (Monday to Friday, 9am to 5pm).  
There are no related certificates for this property.

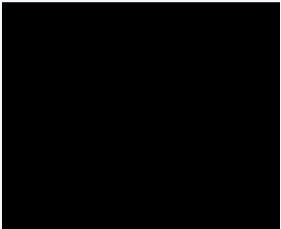




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