



 **5**
Bedrooms

 **2**
Bathrooms



This spacious loft extended semi-detached house in Golders Green offers five double bedrooms, two bathrooms, and two reception rooms which can be used as a through lounge or separated by doors. The a master bedroom has an en suite dressing room. Additional highlights include off-road parking for two cars, a 62' rear garden with scope for extension subject to planning permission

THE VALE, GOLDERS GREEN, NW11 8SN

Located in the desirable area of Golders Green, this five-bedroom, two-bathroom semi-detached house offers over 1500 sq ft/142 sq mt of ample living space and modern conveniences.

Situated in Golders Green, the property benefits from proximity to local amenities, including shops, schools, and public transport links.

The area is well-connected, making it easy to access central London and surrounding areas and Brent Cross is close at hand

The property features a loft extension, enhancing the overall space and functionality. The through lounge provides a seamless flow between living areas, perfect for versatile use. The master bedroom is complemented by an en suite dressing room, offering additional privacy and storage.

The property includes two reception rooms, ideal for family gatherings or entertaining guests. The kitchen is well-equipped with modern appliances, ensuring a practical and efficient cooking space. The main bathroom is fitted with a separate shower and a bathtub, catering to various preferences.

Outside, the 62' rear garden is a highlight, featuring a well-maintained lawn and a shed for additional storage. The garden offers a peaceful retreat and ample space for outdoor activities. Off-road parking is available for two cars, providing convenience and security.

The property is listed with an EPC band C, indicating good energy efficiency and is in Band F for Council Tax

This property is offered by us as sole agents, ensuring a straightforward and transparent transaction process.

With its spacious layout and convenient location, this semi-detached house in Golders Green is a practical choice for those seeking a comfortable and well-connected home.

Contact Dreamview Estates Now!

Price £995,000 FREEHOLD

COUNCIL TAX BAND F

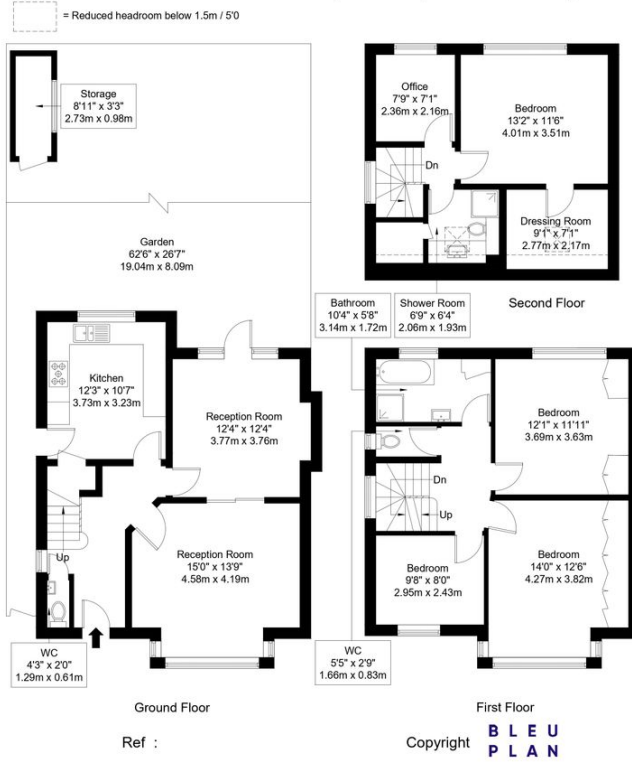
EPC BAND C

The Vale, NW11 8SN

Approx Gross Internal Area = 142.9 sq m / 1538 sq ft

Restricted head height = 1.9 sq m / 20 sq ft

Total = 144.8 sq m / 1558 sq ft



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.
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Energy performance certificate (EPC)

136 The Vale LONDON NW11 8SN	Energy rating	Valid until: 12 April 2036
	C	Certificate number: 2010-1314-7260-3009-7091

Property type: Semi-detached house

Total floor area: 142 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 B.

[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		86 B
69-80	C	70 C	
55-68	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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 169 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 **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 **£1,741 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 £572 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:

- 15,378 kWh per year for heating
 - 2,801 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 (CO₂) they produce each year.

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **4.4 tonnes of CO₂**

This property's potential production **2.5 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. Internal wall insulation	£7,500 - £11,000	£454
2. Floor insulation (suspended floor)	£5,000 - £10,000	£118
3. Solar photovoltaic panels	£8,000 - £10,000	£290

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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
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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	Arje Franzos
Telephone	02084587444
Email	arje@cecenergy.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	QUID207881
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 April 2026
Date of certificate	13 April 2026
Type of assessment	RdSAP