



 **5**
Bedrooms

 **4**
Bathrooms



This newly refurbished detached home in Golders Green offers five bedrooms, four bathrooms, and three reception rooms across three floors. The property features a fully fitted kitchen/diner, utility room, and study. It includes off-road and on-road parking, a garden, and a sun deck terrace. Modern amenities include double glazing, gas central heating, and air conditioning.

Wentworth Road, Golders Green NW11 0RN

Located on Wentworth Road in Golders Green, this five-bedroom, four-bathroom detached house is a newly refurbished property ready for immediate occupancy. The home spans three floors and includes three reception rooms, offering ample space for family living.

The ground floor features a large double reception room, a study, and a fully fitted kitchen/diner equipped with modern appliances such as a fridge freezer, microwave, and oven/hob. A utility room provides additional convenience.

The property boasts two en-suite bathrooms, with a total of four bathrooms throughout the house. Each bedroom is a double, ensuring plenty of space for residents. The home is fully extended and includes new heating, air conditioning, and new carpets and flooring.

Outdoor features include a garden and a sun deck terrace, perfect for relaxation and outdoor activities. Parking is convenient with both off-road and on-road options available. The property is equipped with full double glazing and a gas central heating combi boiler, ensuring energy efficiency and comfort.

Golders Green offers a range of amenities, including shops, restaurants, and parks, providing a vibrant community atmosphere. The property is situated in a well-connected area, making commuting and access to central London straightforward.

This home is presented by sole agents and must be seen to be fully appreciated. It is a stunning newly refurbished home that is fully extended and ready to move into.

PRICE £1,500,000 FREEHOLD

COUNCIL TAX BAND G

EPC C



Wentworth Road NW11
Total Area: 2128 ft² ... 197.7 m²
(Includes Eaves Storage)
All measurements are approximate and for display purposes only



Energy performance certificate (EPC)

30 Wentworth Road LONDON NW11 0RN	Energy rating	Valid until: 22 December 2035
	C	Certificate number: 2135-1622-6509-0822-7222

Property type	Detached house
Total floor area	198 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		82 B
69-80	C	79 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, with external insulation	Very good
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Flat, insulated	Very good
Roof	Roof room(s), insulated (assumed)	Very good
Window	High performance glazing	Good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, insulated	N/A
Floor	Solid, insulated (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 101 kilowatt hours per square metre (kWh/m²).

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 **£1,351 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 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:

- 11,887 kWh per year for heating
 - 3,101 kWh per year for hot water
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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 **3.6 tonnes of CO₂**

This property's potential production **3.5 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. Solar photovoltaic panels	£8,000 - £10,000	£257

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	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	22 December 2025
Date of certificate	23 December 2025
Type of assessment	RdSAP