

Basing Hill, GOLDERS GREEN, NW11
£2,500,000, Freehold

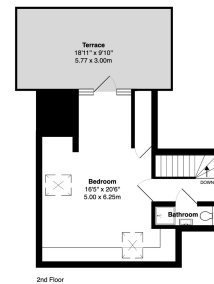
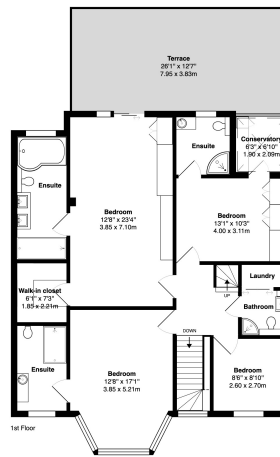
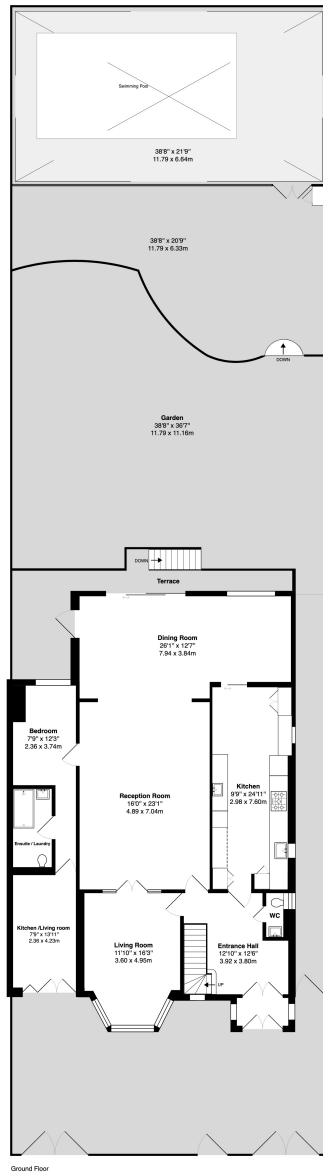


DREAMVIEW ESTATES ARE PROUD TO OFFER THIS STUNNING 5 BEDROOM 5 BATHROOM DETACHED HOUSE OF SOME 4200 SQ FT/ 396 Q MT INCLUDING THE POOL ROOM IN A PRIME LOCATION WITH SWIMMING POOL AND OFFERING SPACIOUS ACCOMMODATION THROUGHOUT.

*THE HOUSE HAS BEEN MAINTAINED IN EXCELLENT CONDITION.







Basing Hill NW11

Total Gross Area: 3241 sq. ft. 301.1 m² (excluding garden, terrace)
 Floor plans are for identification and guidance purposes only, not to scale.
 Complete DCCS code on requesting purchase.

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

BASING HILL, GOLDERS GREEN, NW11 8TE

*DREAMVIEW ESTATES ARE PLEASED TO PRESENT THIS STUNNING 5 BEDROOM 5 BATHROOM DETACHED HOUSE OF SOME 4200 SQ FT/396 SQ MT INCLUDING THE POOL ROOM IN A MUCH SOUGHT AFTER PRIME LOCATION WITH INDOOR SWIMMING POOL AND OFFERING SPACIOUS ACCOMMODATION THROUGHOUT OVER 3 FLOORS.

*THE HOUSE IS GATED WITH SECURITY AND HAS BEEN MAINTAINED IN EXCELLENT CONDITION.

- * 5 BEDROOMS * (MASTER WITH OWN DRESSING ROOM)
- * 5 BATHROOMS (4 EN SUITE)
- * LIVING ROOM
- * 23' MAIN RECEPTION
- * 26' FULL WIDTH DINING ROOM
- * 24' KITCHEN/DINER
- * SEPARATE 2 ROOM GF STUDIO WITH BEDROOM LOUNGE/KITCHEN AND OWN BATHROOM
- * 80' REAR GARDEN WITH FULL SIZE INDOOR POOL TO THE REAR
- * TOP FLOOR BALCONY/TERRACE WITH EXTENSIVE VIEWS
- * SECURE GATED PARKING
- * VIDEO ENTRYPHONE

£2,500,000 FREEHOLD

JOINT SOLE AGENTS

Energy performance certificate (EPC)

25 BASING HILL
GOLDERS GREEN
LONDON
NW11 8TE

Energy rating

C

Valid until 14 October 2030

Certificate number

2630-0620-7009-0432-0296

Property type

Detached house

Total floor area

297 square metres

Rules on letting this property

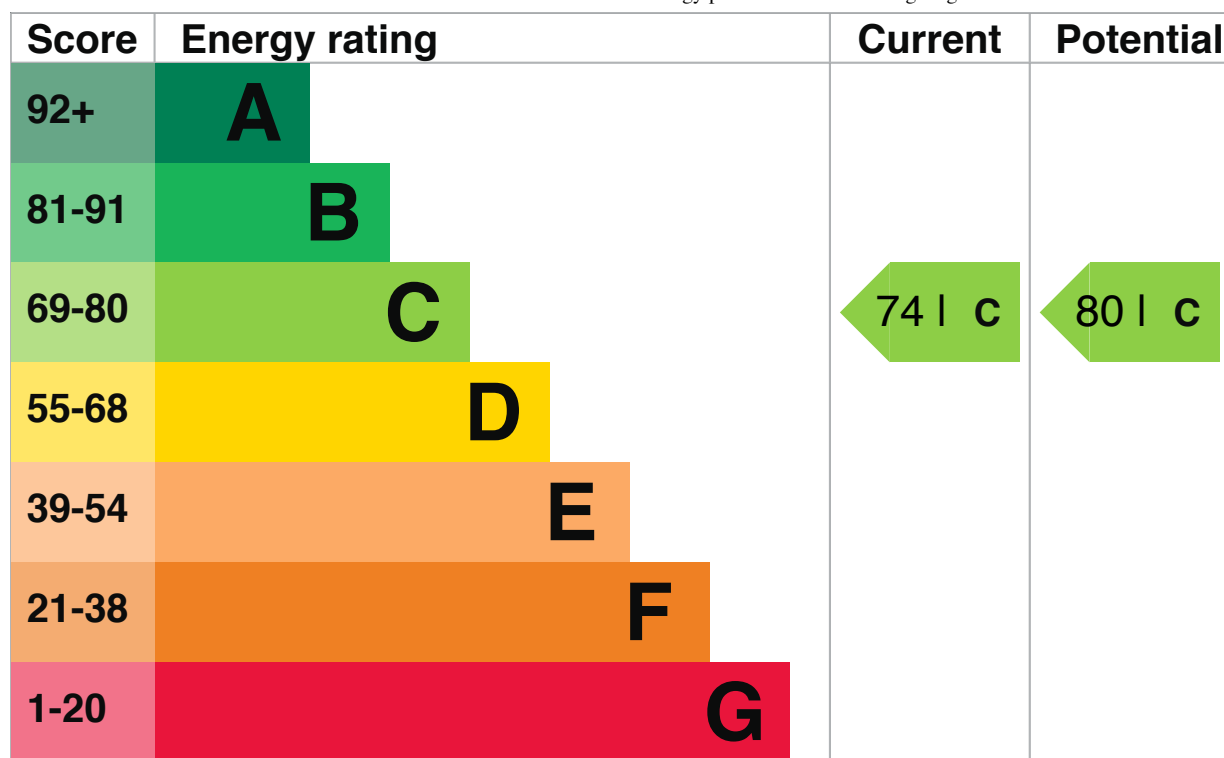
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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>).

Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, with external insulation	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	Good

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, insulated	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 143 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

7.5 tonnes of CO₂

This property's potential production

6.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.5 tonnes per year. This will help to protect the environment.

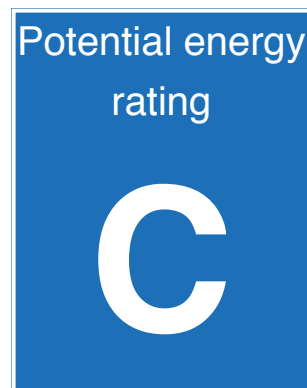
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (74) to C (80).

► [What is an energy rating?](#)



Recommendation 1: Hot water cylinder thermostat

Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£94

Potential rating after carrying out recommendation 1

76 | C

Recommendation 2: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£335

Potential rating after carrying out recommendations 1 and 2

80 | C

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

Potential saving

£94

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

22584.0 kWh per year

Water heating

3727.0 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	792 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Michael Gibber

Telephone

07843698991

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/020438

Telephone

01455 883 250

Assessment details

Assessor's declaration

No related party

Date of assessment

12 October 2020

Date of certificate

14 October 2020

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, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.