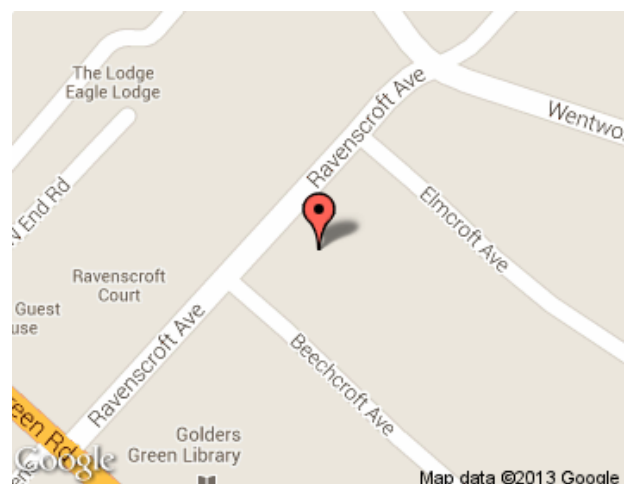


RAVENSCROFT AVENUE, GOLDERS GREEN, NW11 £4,983 per month, For long let



LARGE 5 BEDROOM 4 BATHROOM SEMI SET OUT
OVER 3 FLOORS IN A PRIME AND SOUGHT AFTER
LOCATION WITH HUGE GROUND FLOOR
ACCOMMODATION IDEAL FOR ENTERTAINING





Ravenscroft Avenue NW11



DREAMVIEW
ESTATES



Approx. Gross Internal Area: 2343 ft² ... 217.7 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd

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.

Long Description

RAVNECROFT AVENUE, NW11 8BH

5 BEDROOM 4 BATHROOM SEMI IN A PRIME AND SOUGHT AFTER LOCATION WITH HUGE GROUND FLOOR ACCOMMODATION IDEAL FOR ENTERTAINING

THE ACCOMMODATION COMPRISES:

Entrance Hall * Guest Cloakroom * Utility Room * Reception Room * Rear Reception Room * Kitchen * 5 Bedrooms * 4 Bathrooms (3 Ensuite) * Off Street Parking for 2-3 cars * Rear Garden.

GROUND FLOOR

Reception 1: 5.61m x 4.04m / 18'5 x 13'3

Reception 2: 10.08m x 4.50m / 33'1 x 14'9

Kitchen: 8.84m x 3.48m / 29' x 11'5

FIRST FLOOR

Bedroom 1: 3.45m x 3.48m / 11'4 x 11'5
En Suite Dressing Room and Bathroom

Bedroom 2: 4.37m x 4.04m / 14'4 x 13'3
En Suite Shower Room

Bedroom 3: 3.43m x 2.92m / 11'3 x 9'7

Bedroom 4: 4.27m x 3.81m / 14' x 12'6

Family Bathroom:

TOP FLOOR

Bedroom 5: 4.83m x 3.38m / 15'10 x 11'1
En Suite Bathroom

Large Rear Garden

Off Street Parking for 2-3 Cars

Energy Performance Certificate

25, Ravenscroft Avenue, LONDON, NW11 8BH

Dwelling type: Semi-detached house
Date of assessment: 19 August 2013
Date of certificate: 29 August 2013

Reference number: 8337-7228-1190-2391-2992
Type of assessment: RdSAP, existing dwelling
Total floor area: 218 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,889
Over 3 years you could save	£ 1,704

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 498 over 3 years	£ 261 over 3 years	
Heating	£ 5,019 over 3 years	£ 3,552 over 3 years	
Hot Water	£ 372 over 3 years	£ 372 over 3 years	
Totals	£ 5,889	£ 4,185	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating					
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	<table> <tr> <th>Current</th><th>Potential</th></tr> <tr> <td>56</td><td>73</td></tr> </table> The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).	Current	Potential	56	73
Current	Potential				
56	73				

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,284	
2 Floor insulation	£800 - £1,200	£ 213	
3 Low energy lighting for all fixed outlets	£90	£ 201	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★ ☆ ☆ ☆ ☆
Roof	Pitched, no insulation (assumed)	★ ☆ ☆ ☆ ☆
	Roof room(s), insulated (assumed)	★ ★ ★ ★ ☆
Floor	Suspended, no insulation (assumed)	—
Windows	Mostly double glazing	★ ★ ★ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer, room thermostat and TRVs	★ ★ ★ ★ ☆
Secondary heating	None	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 10% of fixed outlets	★ ★ ☆ ☆ ☆

Current primary energy use per square metre of floor area: 232 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.

Authorised
home energy
assessment

Finance at
no upfront
cost

Choose from
authorised
installers

May be paid
from savings in
energy bills

Repayments
stay with the
electricity
bill payer

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 428	 D66	
Floor insulation	£800 - £1,200	£ 71	 D67	
Low energy lighting for all fixed outlets	£90	£ 67	 C69	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 243	 C73	

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
 Public services all in one place

Green Deal package	Typical annual savings
Internal or external wall insulation	Total savings of £428
Electricity/gas/other fuel savings	£0 / £428 / £0

You could finance this package of measures under the Green Deal. It could **save you £428 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by NHER. You can get contact details of the accreditation scheme at www.nesltd.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: SAVA001365
Assessor's name: Mr Michael Gibber
Phone number: 01647252460
E-mail address: mg@peninsula-surveys.co.uk
Related party disclosure: No related party

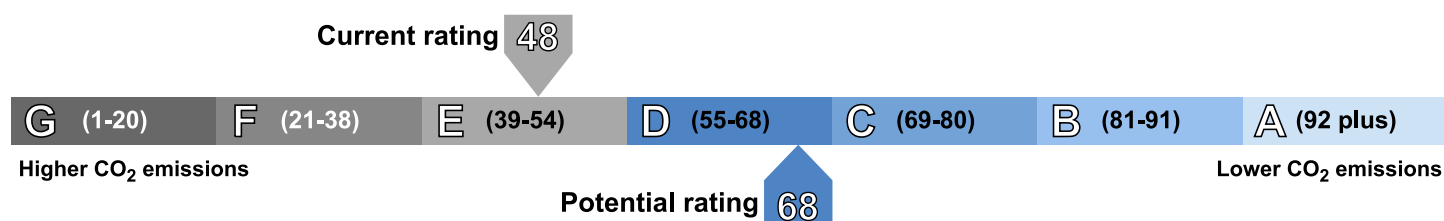
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 9.7 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	38,048	(5,364)	N/A	(11,337)
Water heating (kWh per year)	2,950			