

WESSEX GARDENS, GOLDERS GREEN, NW11
£2,775 per month, For long let



*WE ARE DELIGHTED TO OFFER A SPACIOUS
REFURBISHED 3 BED SEMI WITH OFF STREET
PARKING IN A PRIME LOCATION IN GOLDERS
GREEN NR ALL AMENITIES.

*THE HOUSE WENT THROUGH A TRANSFORMATION
A FEW YEARS AGO TO CREATE A SUPER "READY
TO MOVE INTO" HOME AND IS AVAILABLE 11/07/21

*CHECK OUT THE 360 VIDEO TOUR HERE :-
<https://spec.co/s/23gg>



Dreamview Estates



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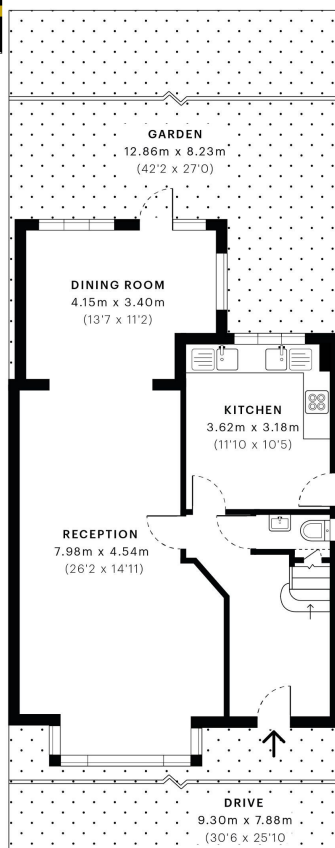


Wessex Gardens, NW11

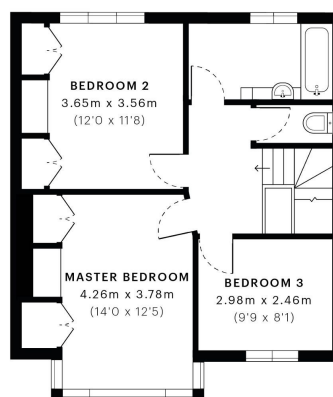
CAPTURE DATE
28/11/2019

LASER SCAN POINTS
151,801,983

GROSS INTERNAL AREA
119.5 Sqm / 1286.8 Sqft



— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
119.5 Sqm / 1286.8 Sqft

NET INTERNAL AREA (NIA)
Includes walls and external features.
Includes washrooms, restricted head
110.6 Sqm / 1190.9 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.7 Sqm / 7.3 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
117.8 Sqm / 1268.5 Sqft

IPMS 3C RESIDENTIAL
111.8 Sqm / 1203.9 Sqft

SPEC ID
5dde7585d701080a0842d7b7

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

WEESEX GARDENS, GOLDERS GREEN, NW11 9RR

*WE ARE DELIGHTED TO OFFER A SUPER SPACIOUS NEWLY REFURBISHED 3 BED SEMI WITH OFF STREET PARKING IN A PRIME LOCATION IN GOLDERS GREEN NR ALL AMENITIES.

*THE HOUSE WENT THROUGH A TRANSFORMATION IN THE RECENT PAST TO CREATE A SUPER "READY TO MOVE INTO" HOME AVAILABLE MID AUGUST

*THE HOUSE HAD BEEN REDECORATED THROUGHOUT HAS MODERN DOUBLE GLAZING AND GAS CENTRAL HEATING WITH NEW BOILER AND RADIATORS. THERE WERE NEW CARPETS.

*THE GROUND FLOOR PROVIDE 3 SPACIOUS INTER-COMMUNICATING RECEPTION ROOMS, A CLOAKROOM AND A LOVELY MODERN FULLY FITTED KITCHEN.

*ON THE 1ST FLOOR ARE 3 GOOD SIZE BEDROOMS MODERN BATHROOM AND SEPARATE WC.

*OUTSIDE THERE IS A GOOD SIZE SECLUDED REAR GARDEN WITH A PAVED TERRACE AREA.

*THE OWNERS HAVE ALSO MADE OFF STREET PARKING AVAILABLE TO THE FRONT FOR BETWEEN 2 - 3 CARS WITH AN OWN DRIVE IN.

*WE STRONGLY RECOMMEND EARLY VIEWING OF THIS EXCELLENT SPACIOUS PROPERTY WITH FEATURES NOT OFTEN FOUND IN SIMILAR RENTAL HOMES.
AVAILABLE 11/07/21

*CHECK OUT THE 360 VIDEO TOUR HERE :- <https://spec.co/s/23gg>

Energy performance certificate (EPC)

34, Wessex Gardens LONDON NW11 9RR		Energy rating D
Valid until 3 July 2024	Certificate number 0322-2859-7035-9204-3655	

Property type
Semi-detached house

Total floor area
115 square metres

Rules on letting this property

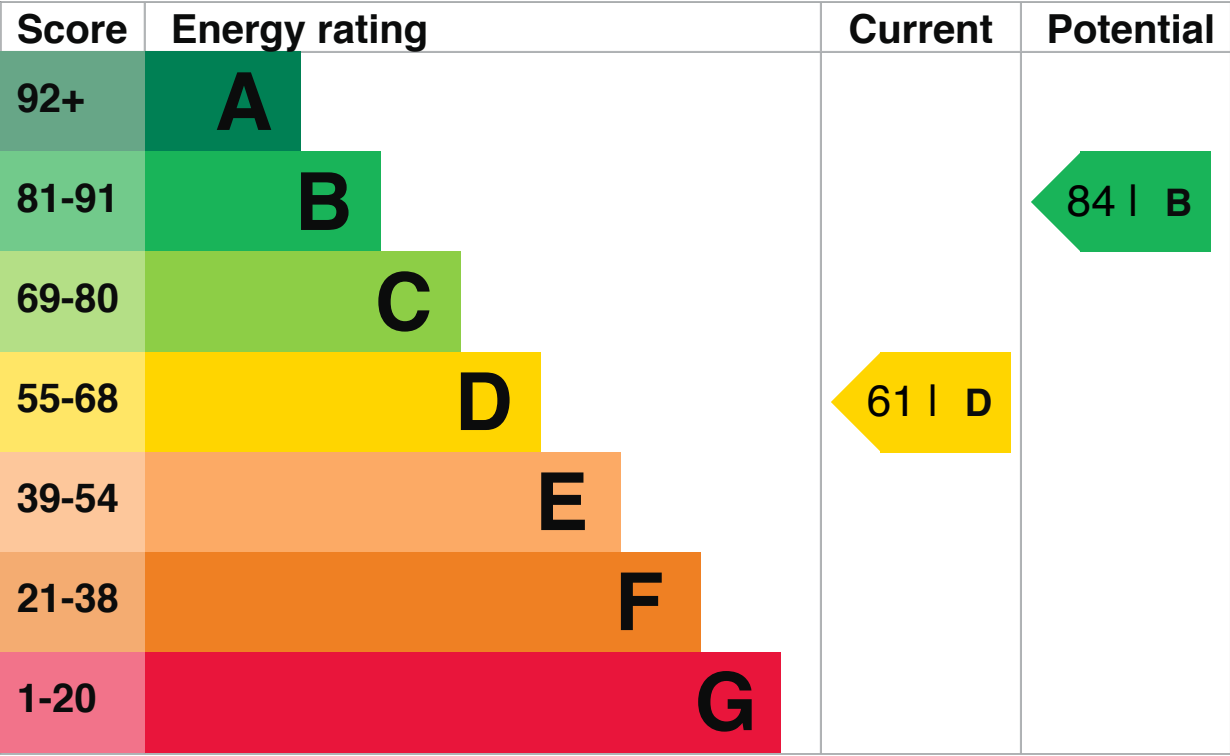
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be B.

[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 the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 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, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor

Feature	Description	Rating
Window	Mostly double glazing	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	Low energy lighting in 40% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 225 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

5.0 tonnes of CO₂

This property's potential production

1.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.2 tonnes per year. This will help to protect the environment.

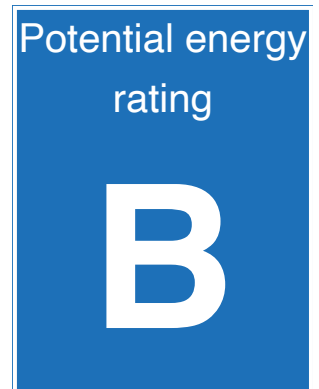
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 D (61) to B (84).

► [What is an energy rating?](#)



Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£47

Potential rating after carrying out recommendation 1

62 | D

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£289

Potential rating after carrying out recommendations 1 and 2

72 | C

Recommendation 3: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£55

Potential rating after carrying out recommendations 1 to 3

74 | C

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost

£30

Typical yearly saving

£33

Potential rating after carrying out recommendations 1 to 4

75 | C

Recommendation 5: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£32

Potential rating after carrying out recommendations 1 to 5

76 | C

Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

Potential rating after carrying out recommendations 1 to 6



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

£1163

Potential saving

£455

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

18101 kWh per year

Water heating

2285 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	444 kWh per year
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Solid wall insulation	6336 kWh per year
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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

01647252460

Email

mg@peninsula-surveys.co.uk

Accreditation scheme contact details

Accreditation scheme

NHER

Assessor ID

SAVA001365

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

1 July 2014

Date of certificate

4 July 2014

Type of assessment

► [RdSAP](#)

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.