

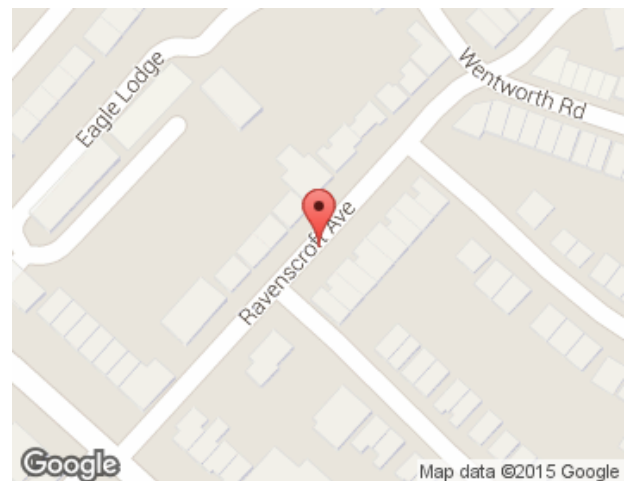
RAVENS CROFT AVENUE, GOLDERS GREEN, NW11
£560,000, Leasehold



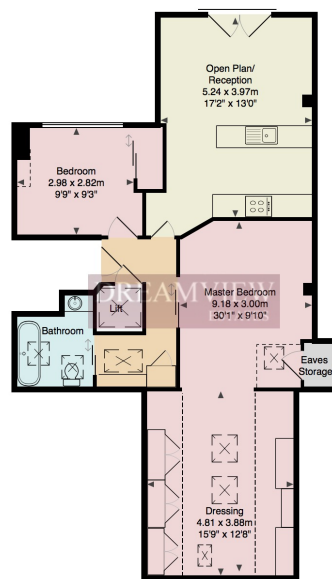
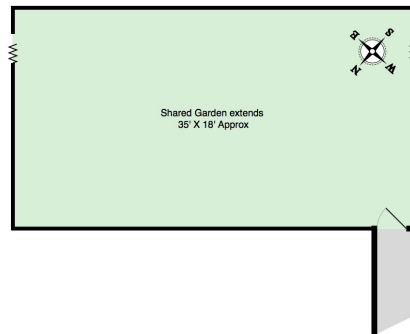
STUNNING, POSSIBLY UNIQUE 2 BEDROOM FLAT ON 2nd (TOP) FLOOR ON NEWLY CONVERTED HOUSE WITH A LIFT WHICH EXITS DIRECTLY INTO THE FLAT!

IDEALLY LOCATED FOR ALL AMENITIES BEING ONLY MINUTES FROM LOCAL SHOPS AND BUS ROUTES ALSO BEING IN EASY WALKING DISTANCE TO GOLDERS GREEN STATION

THIS IS NOT A "TYPICAL" FLAT AND MUST BE VIEWED TO BE APPRECIATED !







Second Floor
Area: 77.8 m² ... 838 ft²

Flat 3 Ravenscroft Avenue NW11

Total Area: 79.9 m² ... 861 ft² (excluding lift)

Dimensions are approximate for display purposes only. (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

SECOND FLOOR, RAVENSCROFT AVENUE, GOLDERS GREEN, NW11 8BH

STUNNING, POSSIBLY UNIQUE 2 BEDROOM 860 sq ft/80 sq mt FLAT ON 2ND FLOOR ON NEWLY CONVERTED HOUSE WITH A LIFT !

THE LIFT EXITS DIRECTLY INTO THE FLAT

THE PROPERTY IS IDEALLY LOCATED FOR ALL AMENITIES BEING ONLY MINUTES FROM LOCAL SHOPS AND BUS ROUTES ALSO BEING IN EASY WALKING DISTANCE TO GOLDERS GREEN STATION

THIS EXPERTLY CRAFTED FLAT HAS BEEN SUBJECT TO COMPLETE REFURBISHMENT AND MODERNISATION IN THE LAST 4 YEARS TO CREATE A LUXURY NEW HOME WITH BRANDED FITTINGS

THERE IS A GOOD SIZE LOUNGE WITH AN OPEN PLAN FULLY FITTED KITCHEN WITH MIELE GOODS

THE MASTER BEDROOM HAS A FITTED DRESSING AND STORAGE AREA
THERE IS ALSO LOTS OF EAVES STORAGE

THERE IS A UTILITY AREA AND A FAMILY BATHROOM. THE FAMILY BATHROOM HAS UNDERFLOOR HEATING

THE FLAT HAS TOP QUALITY WOOD FLOORING AND LUXURY CARPETS WITH MANY OTHER SPECIAL FEATURES INCLUDING GAS CENTRAL HEATING AND AIR CONDITIONING TO SOME ROOMS

THE FLAT HAS SHARED USE OF THE REAR PART OF THE REAR GARDEN WITH SIDE ACCESS

THIS IS NOT YOUR "RUN OF THE MILL" CONVERSION AND VIEWING OF THIS LOVELY NEW HOME SHOULD BE ARRANGED AS SOON AS POSSIBLE TO APPRECIATE THIS LOVELY FLAT

PRICE £575,000 LEASEHOLD

NEW 121 YEAR LEASE

GROUND RENT - £250 PA

SHARED PROPORTIONATE MAINTENANCE

COUNCIL TAX - BAND D - £1545.41 (2091/20)

Energy Performance Certificate

Flat 3, 29 Ravenscroft Avenue, LONDON, NW11 8BH

Dwelling type:	Top-floor flat	Reference number:	9134-2894-7204-9795-7515
Date of assessment:	14 October 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	21 October 2015	Total floor area:	78 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

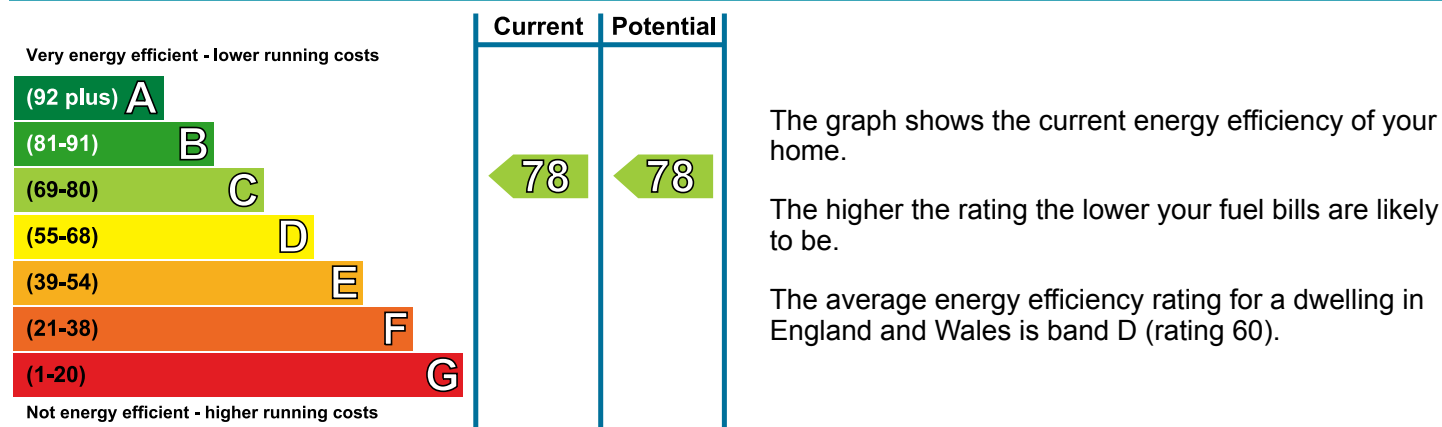
£ 1,434

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	Not applicable
Heating	£ 927 over 3 years	£ 927 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
Totals	£ 1,434	£ 1,434	

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



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Timber frame, as built, insulated (assumed)	★★★★★
Roof	Pitched, insulated (assumed)	★★★★☆
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
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 all fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 130 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.

Recommendations

None.

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: 07843698991
E-mail address: mg@peninsula-surveys.co.uk
Related party disclosure: No related party

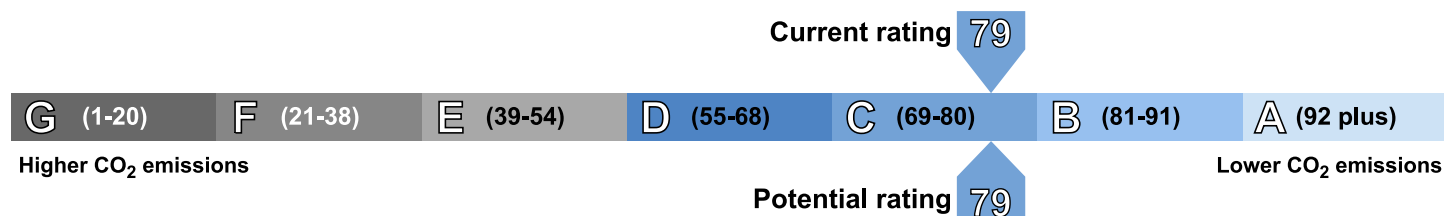
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 1.8 tonnes of carbon dioxide every year. You could reduce emissions 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)	3,622	N/A	N/A	N/A
Water heating (kWh per year)	2,089			