

**WINDSOR COURT, GOLDERS GREEN ROAD, GOLDERS GREEN, NW11
£2,400 per month + fees, For long let**



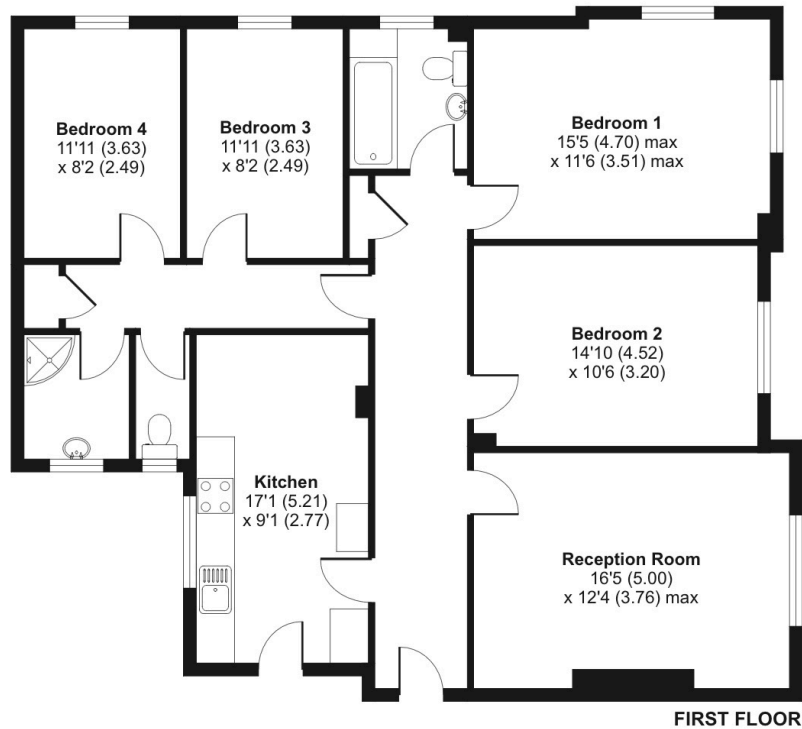
A HUGE 4 BEDROOM APARTMENT IN THIS EVER POPULAR PURPOSE BUILT BLOCK OF FLATS IDEALLY LOCATED IN THE HEART OF GOLDERS GREEN. THE APARTMENT HAS 4 DOUBLE BEDROOMS, 2 BATHROOMS LIVING ROOM AND SEPARATE KITCHEN WITH EAT IN AREA. AVAILABLE NOW





12 Windsor Court, Golders Green Road, London, NW11

APPROX. GROSS INTERNAL FLOOR AREA 1234 SQ FT 114.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Long Description

WINDSOR COURT NW11

A MASSIVE 4 DOUBLE BEDROOM 1ST FLOOR APAREMENT IN THIS EVER POPULAR PURPOSE BUILT BLOCK OF FLATS LOCATED IN THE HEART OF GOLDERS GREEN.

THE APARTMENT IS MADE UP OF 4 DOUBLE BEDROOMS, 2 BATHROOMS, SPACIOUS LIVING ROOM AND SEPARATE KITCHEN WITH EAT IN AREA.

AVAILABLE NOW

Energy performance certificate (EPC)

FLAT 12
WINDSOR COURT
GOLDERS GREEN ROAD
LONDON
NW11 9PP

Energy rating

D

Valid until 3 March 2031

Certificate number

2040-1807-8290-8000-4001

Property type

Mid-floor flat

Total floor area

119 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 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

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
Walls	Solid brick, as built, no insulation (assumed)	Very poor
Windows	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Flat rate charging, no thermostatic control of room temperature	Very poor
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 236 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 homes produces over a quarter of the UK's CO₂ emissions.

For an average household	6 tonnes of CO ₂
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This property produces	5.0 tonnes of CO ₂
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This property's potential reduction	2.6 tonnes of CO ₂
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By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.4 tonnes per year. This will help to protect the environment.

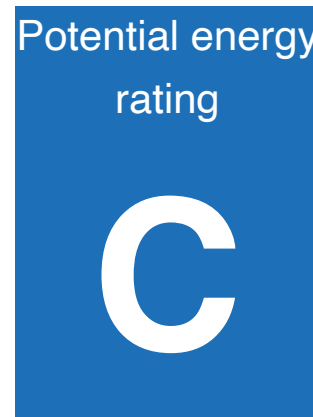
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 (64) to C (79).

[What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£427

Potential rating after carrying out recommendation 1



Looking for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1036

Potential saving

£426

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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	12671 kWh per year
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Water heating	3849 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	8140 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	Arje Franzos
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Telephone	02084587444
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Email	arje@cecenergy.co.uk
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Accreditation scheme contact details

Accreditation scheme	Quidos Limited
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Assessor ID	QUID207881
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Telephone

01225 667 570

Emailinfo@quidos.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

4 March 2021

Date of certificate

4 March 2021

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 nhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

Certificate number[8621-6324-5730-1819-6996 \(/energy-certificate/8621-6324-5730-1819-6996\)](#)**Valid until**

14 April 2029

Certificate number[8221-6322-5730-1877-6022 \(/energy-certificate/8221-6322-5730-1877-6022\)](#)**Valid until****24 February 2019 (Expired)**