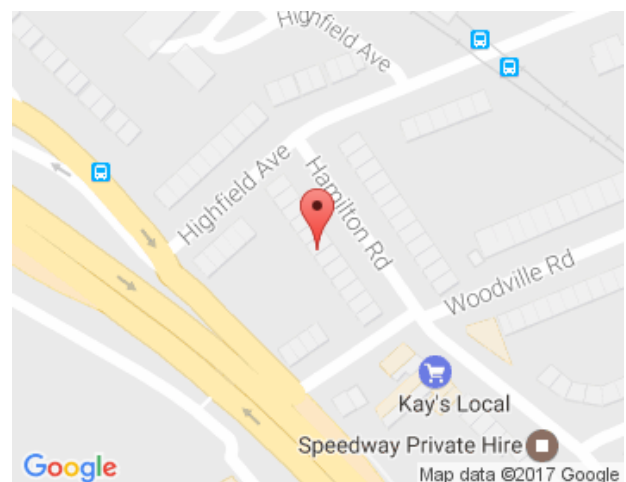


**HAMILTON ROAD, GOLDERS GREEN, NW11**  
**£1,900 per month + fees, For long let**



A LARGE, NEWLY REFURBISHED 3 DOUBLE BEDROOM FLAT IN BRENT CROSS, MINUTES FROM THE STATION. THE FLAT IS SPLIT ONTO 2 LEVELS, HAS 2 MODERN BATHROOMS AND A SPACIOUS, OPEN PLAN LIVING ROOM AND KITCHEN.

OFF STREET PARKING FOR 1 CAR, AVAILABLE  
08/03/21





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

HAMILTON ROAD NW11

A LARGE, NEWLY REFURBISHED 3 DOUBLE BEDROOM FLAT IN BRENT CROSS, ONLY MINUTES AWAY FROM BRENT CROSS TRAIN STATION.

THE FLAT IS SPLIT ONTO 2 LEVELS AND BENEFITS FROM 2 BATHROOMS, SPACIOUS, OPEN PLAN LIVING ROOM KITCHEN. THERE IS ALSO OFF STREET PARKING FOR 1 CAR.

AVAILABLE 08/03/21

# Energy performance certificate (EPC)

Flat 1  
159 Hamilton Road  
LONDON  
NW11 9EB

Energy rating

C

Valid until 1 December 2025

Certificate number

8455-7022-4239-9152-2902

Property type

Ground-floor flat

Total floor area

69 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 C. 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	73   c	77   c
55-68	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
Walls	Solid brick, as built, insulated (assumed)	Very good
Floor	Flat, insulated (assumed)	Good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 172 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[What is primary energy use?](#)

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

For an average household	6 tonnes of CO <sub>2</sub>
This property produces	2.1 tonnes of CO <sub>2</sub>
This property's potential reduction	1.8 tonnes of CO <sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 0.3 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 (73) to C (77).

### [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

£38

Potential rating after carrying out recommendation 1



## Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£95

Typical yearly saving

£41

Potential rating after carrying out recommendations 1 and 2



## Looking 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

£551

## Potential saving

£80

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

4804 kWh per year

### Water heating

1991 kWh per year

## Potential energy savings by installing insulation

### Type of insulation

### Amount of energy saved

#### Walled wall insulation

803 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

Shmuel Heisz

**Telephone**

02084587444

**Email**[shmuel@cecenergy.co.uk](mailto:shmuel@cecenergy.co.uk)

## Accreditation scheme contact details

**Accreditation scheme**

Quidos Limited

**Assessor ID**

QUID205616

**Telephone**

01225 667 570

**Email**[info@quidos.co.uk](mailto:info@quidos.co.uk)

## Assessment details

**Assessor's declaration**

No related party

**Date of assessment**

2 December 2015

**Date of certificate**

2 December 2015

**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-services@communities.gov.uk](mailto:nhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

**Certificate number**[9641-2812-7224-9005-5221 \(/energy-certificate/9641-2812-7224-9005-5221\)](#)**Valid until**

1 December 2025

