34 Golders Green Road
London
NW11 8LL

DREAMVIEW ESTATES

(020) 8455 0055

CUMBRIAN GARDENS, CRICKLEWOOD, NW2
£2,400 per month, For long let

DREAMVIEW ESTATES ARE PLEASED TO PRESENT THIS LOFT EXTEMDED 4 BEDROOM SEMI DETACHED HOUSE ON GOLDERS GREEN ESTATE WITH 1140 SQ FT/102 SQ MTS OF ACCOMMDOATION

34, Golders Green Road, London, NW11 8LL, 020 8455 0055, murray@dreamviewestates.co.uk, http://www.dreamviewestates.co.uk/

Cumbrian Gardens, NW2

Approximate Gross Internal Area
128.7 sq m / 1385 sq ft
Eaves = 3.9 sq m / 42 sq ft
Total = 132.6 sq m / 1427 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Long Description

CUMBRIAN GARDENS, LONDON, NW2 1ED

*DREAMVIEW ESTATES ARE DELIGHTED TO PRESENT THIS LAING STYLE 4 BEDROOM SEMI DETACHED HOUSE WITH 2 BATHROOMS ON GOLDERS GREEN ESTATES

*THE HOUSE BENEFITS FROM 2 RECEPTIONS, LARGE CONSERVATORY, KITCHEN, 2 BATHROOMS (ONE EN SUITE) AND REAR GARDEN.

*WITH 1140 SQ FT/102 SQ MTS OF ACCOMMDOATION

*SOME MODERNISATION NOW NEEDED

*PRICE NOW ONLY £700,000 !!!

Energy performance certificate (EPC)

55 CUMBRIAN GARDENS
CRICKLEWOOD
LONDON
NW2 1ED

Energy rating

D

Valid until

23 April 2031

Certificate number

0065-3005-7204-3609-8204

Property type

Semi-detached house

Total floor area

126 square metres

Rules on letting this property

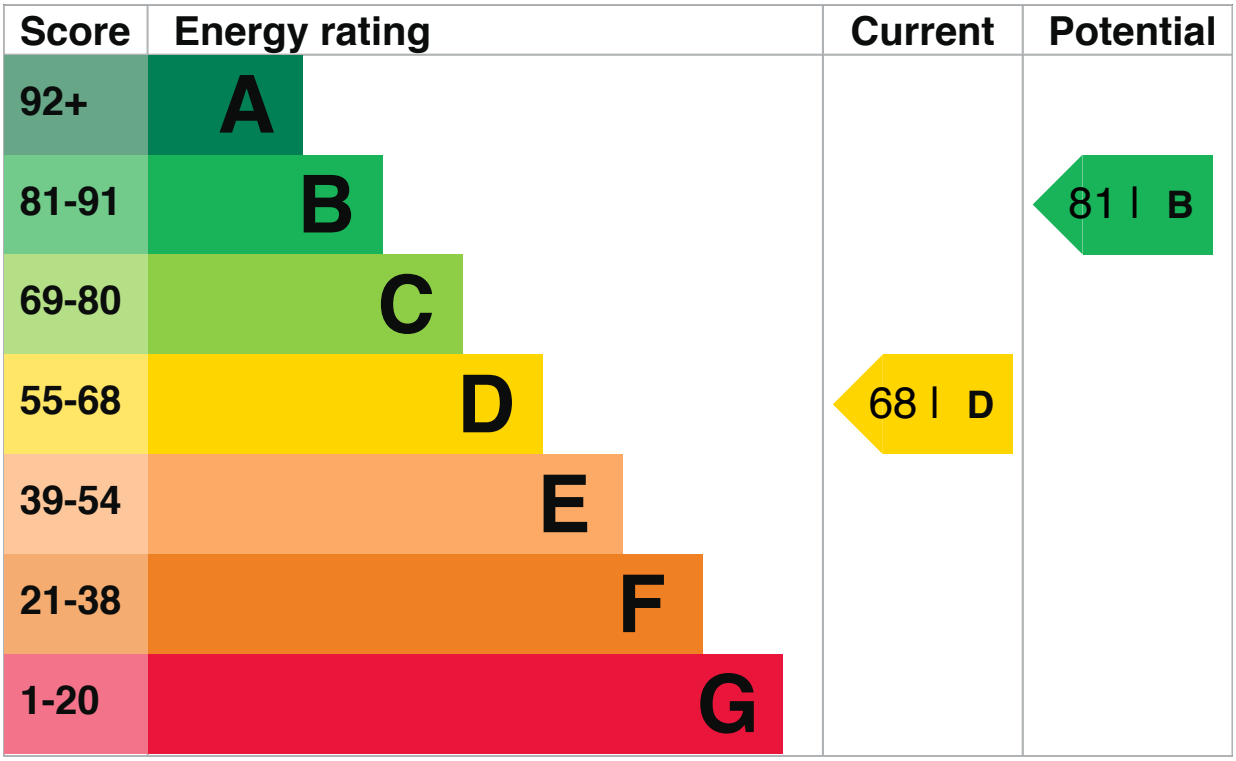
Properties can be rented if they have an energy rating from A to E.

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).

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.

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	Good

Feature	Description	Rating
Window	Mostly double glazing	Average
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 194 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

4.3 tonnes of CO2

This property's potential production

2.4 tonnes of CO2

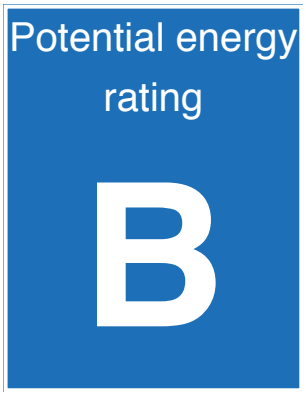
By making the recommended changes, you could reduce this property's CO2 emissions by 1.9 tonnes per year. This will help to protect the environment.

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 (68) to B (81).



▶ What is an energy rating?

Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£89

Potential rating after carrying out recommendation 1

71 | C

Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£43

Potential rating after carrying out recommendations 1 and 2

72 | C

Recommendation 3: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£34

Potential rating after carrying out recommendations 1 to 3

73 I C

Recommendation 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£338

Potential rating after carrying out recommendations 1 to 4

81 I B

Paying 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

£928

Potential saving

£166

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/).

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

13106 kWh per year

Water heating

2298 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	111 kWh per year
Cavity wall insulation	1939 kWh per year

You might be able to receive Renewable Heat Incentive payments (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
07843698991

Email
peninsulasurveys@me.com

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/020438

Telephone
01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

6 April 2021

Date of certificate

24 April 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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

Certificate number

2068-2042-6293-7280-3940 (/energy-certificate/2068-2042-6293-7280-3940)

Expired on

25 July 2020

EXPIRED