

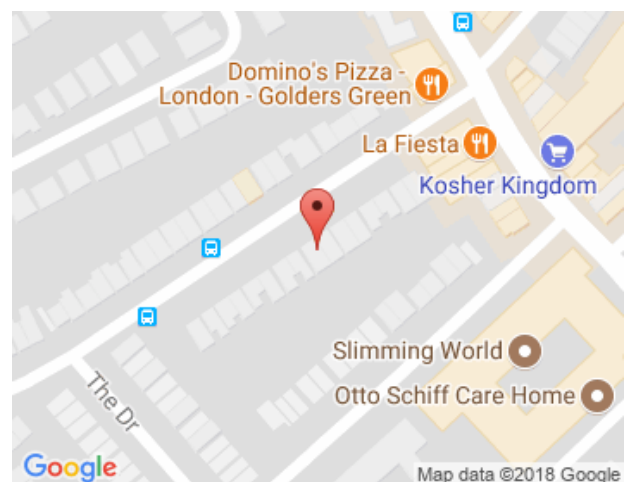
HIGHFIELD AVENUE, GOLDERS GREEN, NW11
£1,595,000, Freehold



DONT JUDGE A BOOK BY IT COVER, OR IN THIS CASE HOW IT LOOKS FROM THE OUTSIDE !!

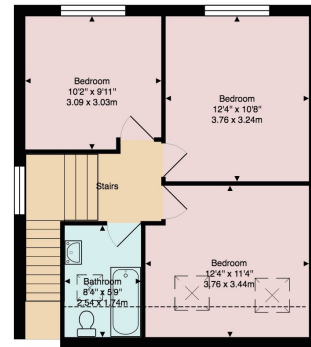
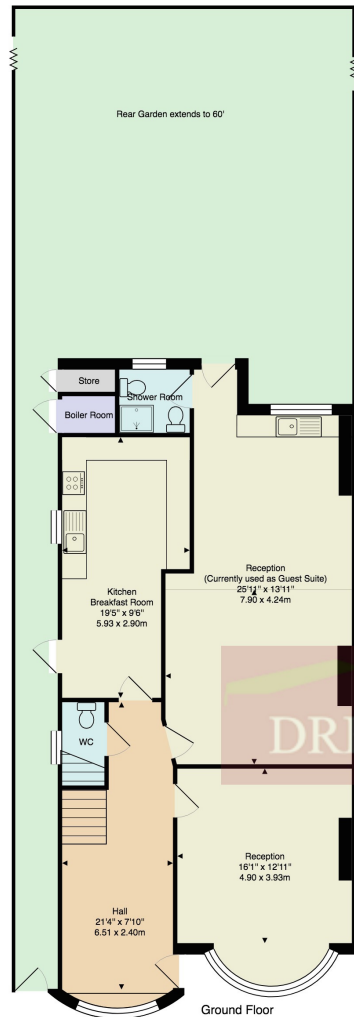
ONLY 5-7 MINUTES WALK TO TUBE EVEN LESS TO THE SHOPS AT GOLDERS GREEN ROAD

This 7 bedroom house is vast on the inside and has to be inspected to appreciate

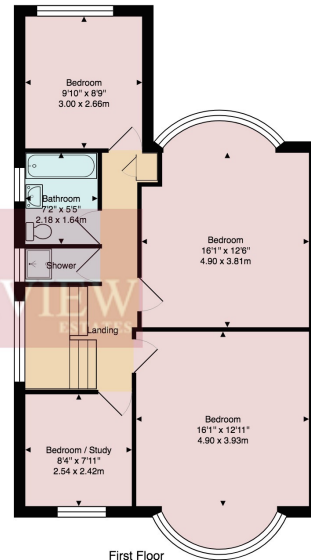




Highfield Avenue NW11



Second Floor



First Floor

OFF STREET PARKING

Approx. Gross Internal Area: 2157 ft² ... 200.4 m² (Inc restricted height area)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(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

HIGHFIELD AVENUE, GOLDERS GREEN, NW11 9ET

DONT JUDGE A BOOK BY IT COVER, OR IN THIS CASE HOW IT LOOKS FROM THE OUTSIDE !!

ONLY 5-7 MINUTES WALK TO BRENT CROSS TUBE AND EVEN LESS UP TO THE SHOPS AT GOLDERS GREEN ROAD

This 7 bedroom loft extended semi of some 2150 sq ft/200 sq mt is vast on the inside and has to be inspected to appreciate the space of this large family home

The ground floor has also been extended and provides a front reception, double size rear reception (which is presently used a guest suite with en suite shower room) and a 16' fitted kitchen plus a further cloakroom

On the 1st floor are 4 bedrooms of all good sizes and the family bathroom

The loft has then been converted to provide 3 more bedrooms and another bathroom

To the rear is a neat and well maintained garden and to the front is off street parking

PRICE £1,695,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY !

PLEASE CALL OWNERS SOLE AGENTS
DREAMVIEW ESTATES - 020 8455 0055

EPC BAND E

COUNCIL TAX BAND F - £2072.37 (2017/8)

Energy Performance Certificate

Highfield Avenue, LONDON, NW11 9ET

Dwelling type: Semi-detached house
Date of assessment: 28 February 2018
Date of certificate: 06 March 2018

Reference number: 8218-7622-5700-9668-5922
Type of assessment: RdSAP, existing dwelling
Total floor area: 200 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 6,663

Over 3 years you could save

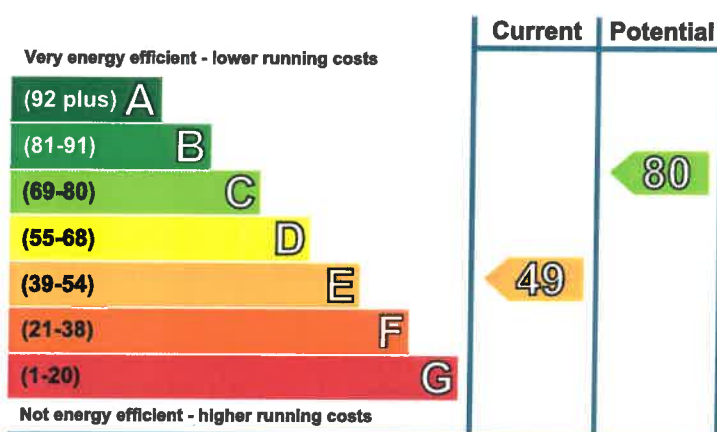
£ 3,444

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 297 over 3 years	
Heating	£ 5,751 over 3 years	£ 2,544 over 3 years	
Hot Water	£ 498 over 3 years	£ 378 over 3 years	
Totals	£ 6,663	£ 3,219	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,371
2 Internal or external wall insulation	£4,000 - £14,000	£ 936
3 Floor insulation (suspended floor)	£800 - £1,200	£ 270

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆
	Flat, insulated (assumed)	★★★★☆
	Roof room(s), no insulation (assumed)	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—
	Suspended, limited insulation (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 60% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 314 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.

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)	33,272	(1,509)	N/A	(4,898)
Water heating (kWh per year)	2,908			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Room-in-roof insulation	£1,500 - £2,700	£ 457	D59
Internal or external wall insulation	£4,000 - £14,000	£ 312	D66
Floor insulation (suspended floor)	£800 - £1,200	£ 90	D68
Low energy lighting for all fixed outlets	£40	£ 33	C69
Heating controls (thermostatic radiator valves)	£350 - £450	£ 64	C70
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 192	C75
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 288	C80

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Micro CHP

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: EES/020438
Assessor's name: Mr. Michael Gibber
Phone number: 07843698991
E-mail address: mg@peninsula-surveys.co.uk
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

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 11 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 6.9 tonnes per year. You could reduce emissions even more 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 based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

