

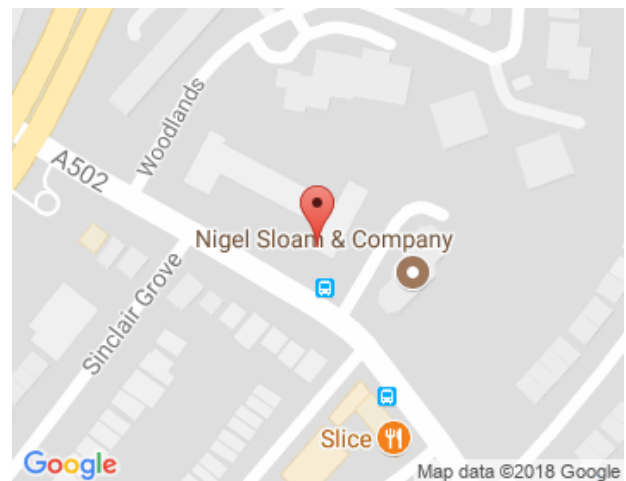
**RIVERSIDE DRIVE, GOLDERS GREEN ROAD, GOLDERS GREEN, NW11
£750,000, Leasehold**



SOLD!! SOLD!! SOLD!!

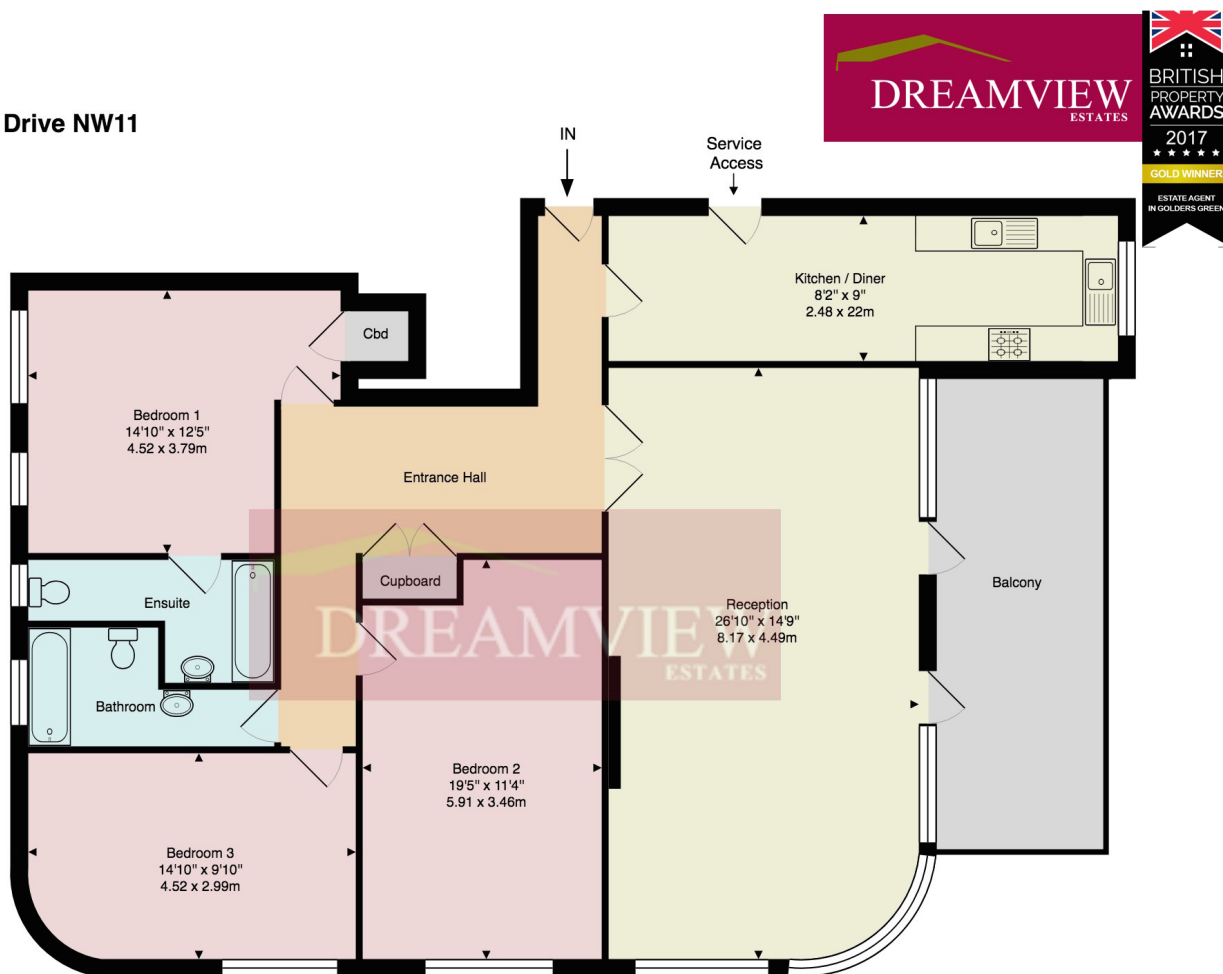
VERY LARGE 1359 SQ FT/126 SQ MT 3 BEDROOM FLAT WITH 2 BATHROOMS (1 EN SUITE) ON THE 4TH FLOOR OF THIS SUBSTANTIAL AND MUCH SOUGHT AFTER PURPOSE BUILT BLOCK WITH RECENTLY RENOVATED COMMON PARTS PAID FOR BY THE SELLERS AND CLOSE TO ALL LOCAL AMENITIES WITH A LIFT (WHICH IS A SHABBAT LIFT)

THE FLAT ALSO PROVIDES A NON COVERED "SUCCAH" BALCONY"





Riverside Drive NW11



Approx. Gross Internal Area: 1360 ft² ... 126.3 m² (excluding balcony)

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

RIVERSIDE DRIVE, GOLDERS GREEN ROAD, NW11 9PX

*SOLD BY DREAMVIEW ESTATES !!

*MODERN, BRIGHT AND NEWLY DECORATED

*VERY LARGE 1359 SQ FT/126 SQ MT 3 BEDROOM FLAT WITH 2 BATHROOMS (1 EN SUITE) ON THE 4TH FLOOR OF THIS SUBSTANTIAL AND MUCH SOUGHT AFTER PURPOSE BUILT BLOCK WITH LIFT (WHICH IS A SHABBAT LIFT) CLOSE TO ALL LOCAL AMENITIES ONLY 5 MINUTES WALK FROM BRENT CROSS UNDERGROUND GIVING EASY ACCESS TO THE CITY AND THE WEST END OF LONDON IN LESS THAN 30 MINUTES.

*THE LOCATION IS ALSO CLOSE TO THE NORTH CIRCULAR ROAD PROVIDING QUICK ACCESS TO HEATHROW AS WELL.

*THE BLOCK HAS A LIFT (WHICH IS A SHABBAT LIFT) COMMUNAL HEATING AND HOT WATER AND A PORTER ALL INCLUDED IN THE SERVICE CHARGES

*THE FLAT PROVIDES A SUN TRAP UNCOVERED BALCONY TO THE SIDE OF THE DOUBLE RECEPTION ROOM. THIS CAN BE USED AS AN UNCOVERED SUCCAH BALCONY

*THE KITCHEN IS FITTED AND HAS AN EATING AREA.

*THE ENTRANCE HALL ALSO HAS AMPLE STORAGE CUPBOARDS

*THERE IS AMPLE UNALLOCATED PARKING TO FRONT AND REAR OF BLOCK

*FLATS OF THIS SIZE IN THIS DESIRABLE LOCATION WITH ALL THESE FEATURE ARE VERY RARELY AVAILABLE AND EARLY VIEWING IS STRONGLY ADVISED

*PRICE WAS £950,000
NOW SEEKING OFFERS ON THE LOW ASKING PRICE OF £750,000 !!!!!

*LEASE APPROX 140 YEARS

*SERVICE CHARGES APPROX £6400 PA WHICH INCLUDES THE CH, CHW AND ON SITE PORTER

*THE RECENT REFURBISHMENTS OF THE COMMON PARTS HAS ALREADY BEEN PAID FOR BY THE SELLER

*VIEWING IS STRICTLY BY APPOINTMENT ONLY VIA OWNERS JOINT SOLE AGENTS- PLEASE CALL DREAMVIEW ESTATES

Energy Performance Certificate



32, Riverside Drive
Golders Green Road
LONDON
NW11 9PX

Dwelling type: Mid floor flat
Date of assessment: 29 October 2009
Date of certificate: 31-Oct-2009
Reference number: 8181-6620-4089-8441-0022
Type of assessment: RdSAP, existing dwelling
Total floor area: 129 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	67	70
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	62	64
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	228 kWh/m ² per year	219 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.7 tonnes per year
Lighting	£135 per year	£ 67 per year
Heating	£563 per year	£ 577 per year
Hot water	£206 per year	£ 206 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: SAVA001365
Assessor's name: Mr Michael Gibber
Company name/trading name: Peninsula Surveys Ltd
Address: 22 Ringwood Avenue, London, N2 9NS
Phone number: 02088831534
Fax number: 02088832732
E-mail address: mg@peninsula-surveys.co.uk
Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.nher.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Department for Communities and Local Government website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
- Learn more about energy efficiency and reducing energy consumption.

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

Recommended measures to improve this home's energy performance

32, Riverside Drive
Golders Green Road
LONDON
NW11 9PX

Date of certificate: 31-Oct-2009
Reference number: 8181-6620-4089-8441-0022

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. 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.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
Roofs	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Community scheme	Good	Good
Main heating controls	Flat rate charging, programmer and TRVs	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		D 67	
Current environmental impact (CO ₂) rating		D 62	

Low and zero carbon energy sources

None

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvements	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£ 53	C 70	D 64
Total	£ 53		
Potential energy efficiency rating		C 70	
Potential environmental impact (CO₂) rating			D 64

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

About the further measures to achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure that you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.