

## RAVENS CROFT AVENUE, GOLDERS GREEN, NW11 £6,500 per month, For long let

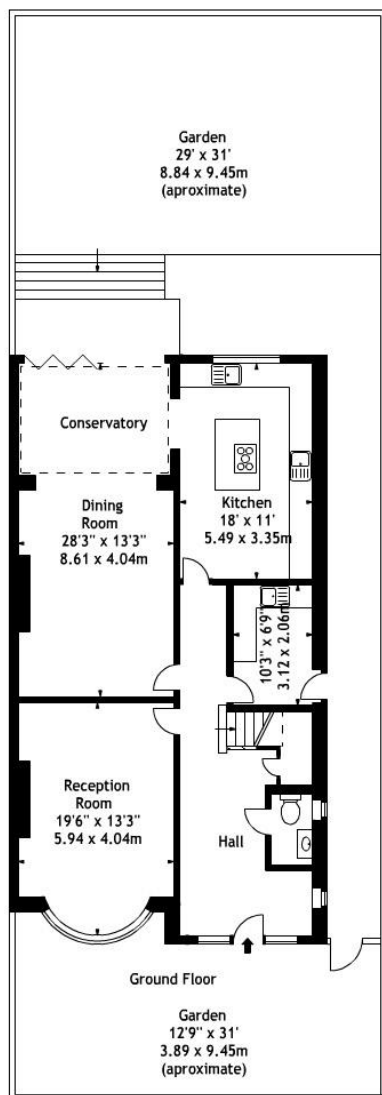


A beautifully presented seven bedroom, three bathroom house which is offered in excellent condition throughout. This property has been tastefully decorated throughout and offers a spacious accommodation

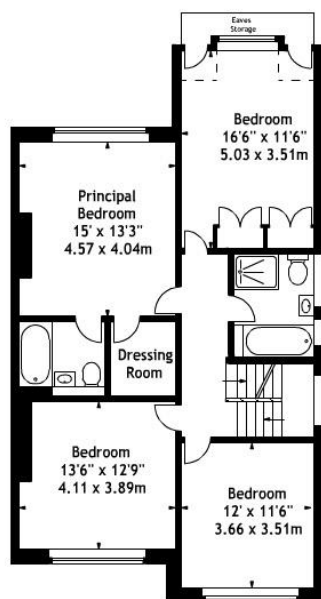




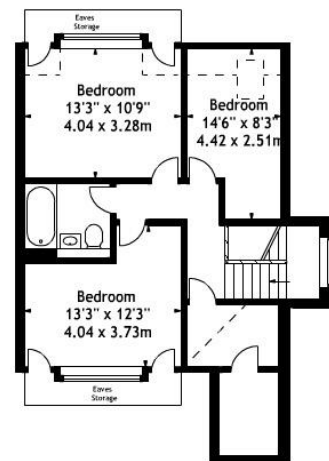




Ravenscroft Avenue,  
Golders Green, NW11  
Approx. Gross Internal Area  
2822 Sq Ft - 262.16 Sq M



First Floor



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
© Datagraphy Ltd 2016  
Photographs \* Floorplans \* Virtual Tours  
Tel: 0845 843 4401 www.datagraphy.com

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

RAVENSCROFT AVENUE, GOLDERS GREEN, NW11 0SA

A beautifully presented seven bedroom, three bathroom house which is offered in excellent condition throughout. This property has been tastefully decorated throughout and offers a spacious family reception room opening to a large modern fully fitted kitchen, dining room, utility room, guest wc, luxurious master bedroom with excellent storage plus en-suite bathroom, six further bedrooms, two family bathrooms plus private decked landscaped garden to the rear.

Ravenscroft Avenue is conveniently situated for all the shops, restaurants and transport facilities of Golders Green (Northern Line Tube) and within a twenty minute journey to the West End.

# Energy Performance Certificate



19, Ravenscroft Avenue, LONDON, NW11 0SA

**Dwelling type:** Semi-detached house  
**Date of assessment:** 24 January 2020  
**Date of certificate:** 27 January 2020

**Reference number:** 0373-2814-6198-2220-2041  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 272 m<sup>2</sup>

## 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:**

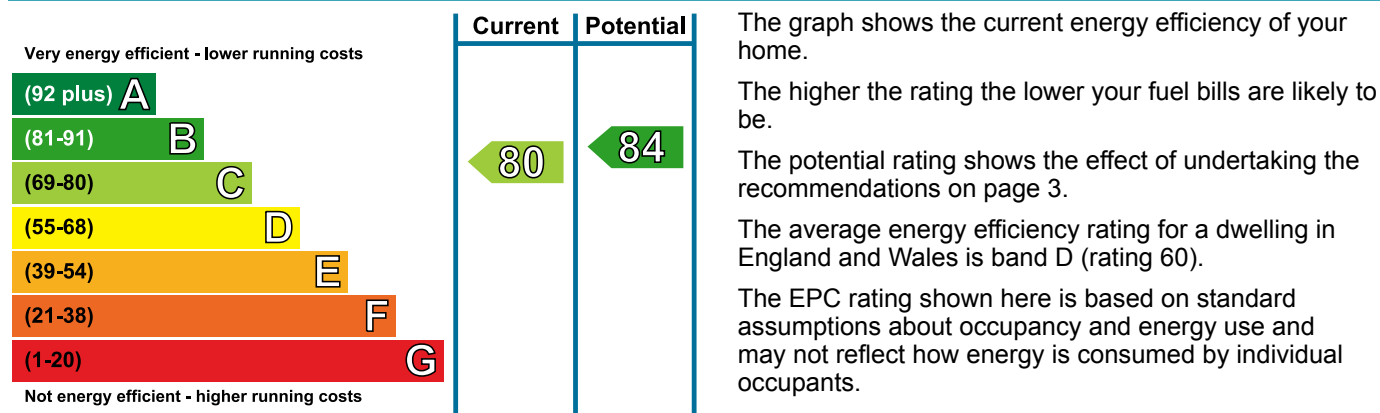
**£ 3,390**

## Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 402 over 3 years   | £ 402 over 3 years   | Not applicable           |
| Heating       | £ 2,628 over 3 years | £ 2,628 over 3 years |                          |
| Hot Water     | £ 360 over 3 years   | £ 360 over 3 years   |                          |
| <b>Totals</b> | <b>£ 3,390</b>       | <b>£ 3,390</b>       |                          |

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



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

| Recommended measures                 | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £ 981                        |

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. 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                 | Cavity wall, as built, insulated (assumed) | ★★★★☆             |
| Roof                  | Pitched, insulated (assumed)               | ★★★★☆             |
| Floor                 | Suspended, insulated (assumed)             | —                 |
| Windows               | Fully double glazed                        | ★★★☆☆             |
| Main heating          | Boiler and radiators, mains gas            | ★★★★☆             |
| Main heating controls | Programmer, room thermostat and TRVs       | ★★★★☆             |
| Secondary heating     | None                                       | —                 |
| Hot water             | From main system                           | ★★★★☆             |
| Lighting              | Low energy lighting in all fixed outlets   | ★★★★★             |

Current primary energy use per square metre of floor area: 109 kWh/m<sup>2</sup> 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) | 17,062            | N/A                       | N/A                              | N/A                             |
| Water heating (kWh per year) | 2,580             |                           |                                  |                                 |

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](http://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. To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. 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  |
|------------------------------------|-----------------|--------------------------|---|
| Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £ 327                    |  B84 |

## Financial Support and the Green Deal

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 also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone **0800 444202** 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](http://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](http://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](http://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. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** EES/017126  
**Assessor's name:** Mr. Jake Griffiths  
**Phone number:** 01189770690  
**E-mail address:** [epc@nichecom.co.uk](mailto:epc@nichecom.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](http://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 5.2 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 0.9 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 (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

