

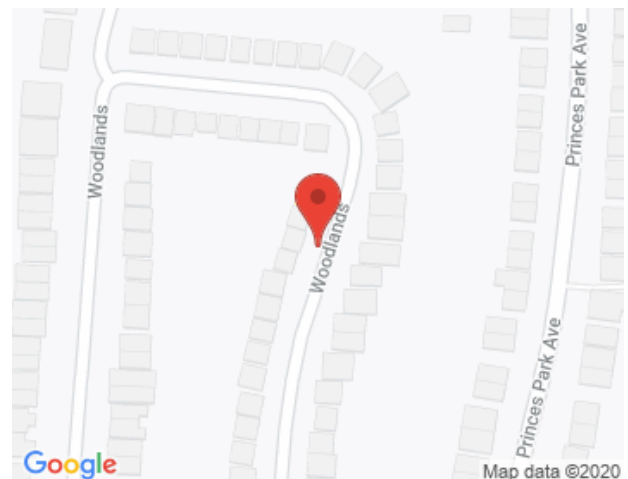
## WOODLANDS, GOLDERS GREEN, NW11 £850,000, Leasehold



STUNNING 3 BEDROOM 3 BATHROOM TOP (2nd)  
FLOOR 1137 sqt ft/ 145 SQ MT APARTMENT IN SMALL  
3 FLAT BLOCK WITH PARKING AND BALCONY  
FINISHED TO A VERY HIGH STANDARD

\*LOCATED IN A SOUGHT AFTER ROAD JUST OFF  
GOLDERS GREEN ROAD AND WITHIN REACH OF  
ALL LOCAL AMENITIES

\*MUST BE VIEWED!





# **FLAT 3, 78 WOODLANDS**

Approximate Gross Internal Area  
1137 sq ft / 105.60 sq m  
Balcony Area  
24 sq ft / 2.20 sq m



## **SECOND FLOOR GROSS INTERNAL FLOOR AREA 1137 SQ FT**

Although every attempt has been made to ensure accuracy,  
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.  
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.  
GB PRO PHOTOS

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

WOODLAND, NW11 9QU

\*This modern large apartment offers 1,137 SQ FT/ 145 SQ MT of high quality living accommodation and benefits from a balcony , off street parking and communal gardens.

\*This immaculately presented brand new second floor apartment comprises of 3 large double bedrooms with 2 stylish ensuite bathrooms plus a 3rd guest showeroom.

\*The living area is spacious and bright with balcony and features an open-plan kitchen with fully integrated Bosch appliances including 2 dishwashers and 2 ovens

\*The property is situated within a few minutes' walk to Brent Cross underground station and is conveniently located close to the excellent nearby shops and amenities of Golders Green including Brent Cross Shopping Centre.

\*Features include; a 10 year Proteck warranty, individually controlled boiler system with programmable thermostats, ducted air conditioning system for heat and cooling with individual room controllers, fitted Seimens washer and seperate dryer, audio visual entry phone system, designated cycle and refuse area.

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\*PRICE £850,000 LEASEHOLD

\*NEW 150 year lease

\*Ground rent £350.00 per annum

\*Service charge approx. £2500 per annum

# Energy Performance Certificate



Flat 3, 78 Woodlands, LONDON, NW11 9QU

**Dwelling type:** Top-floor flat  
**Date of assessment:** 11 December 2019  
**Date of certificate:** 11 December 2019

**Reference number:** 9898-9982-7312-6471-7904  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 93 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

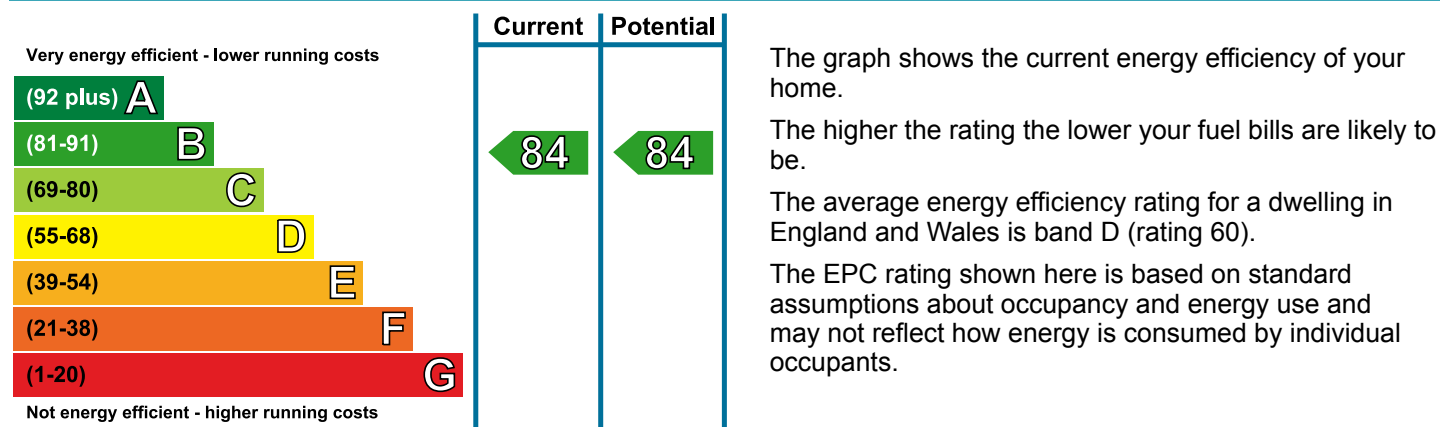
**£ 1,134**

## Estimated energy costs of this home

|               | Current costs      | Potential costs    | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting      | £ 225 over 3 years | £ 225 over 3 years | Not applicable           |
| Heating       | £ 600 over 3 years | £ 600 over 3 years |                          |
| Hot Water     | £ 309 over 3 years | £ 309 over 3 years |                          |
| <b>Totals</b> | <b>£ 1,134</b>     | <b>£ 1,134</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



## Summary of this home's energy performance related features

| Element               | Description                              | Energy Efficiency |
|-----------------------|------------------------------------------|-------------------|
| Walls                 | Average thermal transmittance 0.19 W/m²K | ★★★★★             |
| Roof                  | Average thermal transmittance 0.13 W/m²K | ★★★★★             |
| Floor                 | (other premises below)                   | —                 |
| Windows               | High performance glazing                 | ★★★★★             |
| Main heating          | Boiler and radiators, mains gas          | ★★★★☆             |
| Main heating controls | Time and temperature zone control        | ★★★★★             |
| Secondary heating     | None                                     | —                 |
| Hot water             | From main system                         | ★★★★☆             |
| Lighting              | Low energy lighting in all fixed outlets | ★★★★★             |
| Air tightness         | Air permeability 8.8 m³/h.m² (as tested) | ★★★☆☆             |

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 84 kWh/m² per year

## 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

This table shows the energy used for space and water heating by an average household in this property.

### Heat demand

|                              |       |
|------------------------------|-------|
| Space heating (kWh per year) | 2,347 |
| Water heating (kWh per year) | 2,206 |

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. 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

None.

## 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/022672  
**Assessor's name:** Peter Kinsella  
**Phone number:** 0151 933 0328  
**E-mail address:** [info@baseenergy.co.uk](mailto:info@baseenergy.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 1.4 tonnes of carbon dioxide every year. You could reduce emissions 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.

