

BEECHCROFT AVENUE, GOLDERS GREEN, NW11 £1,750 per month, For long let



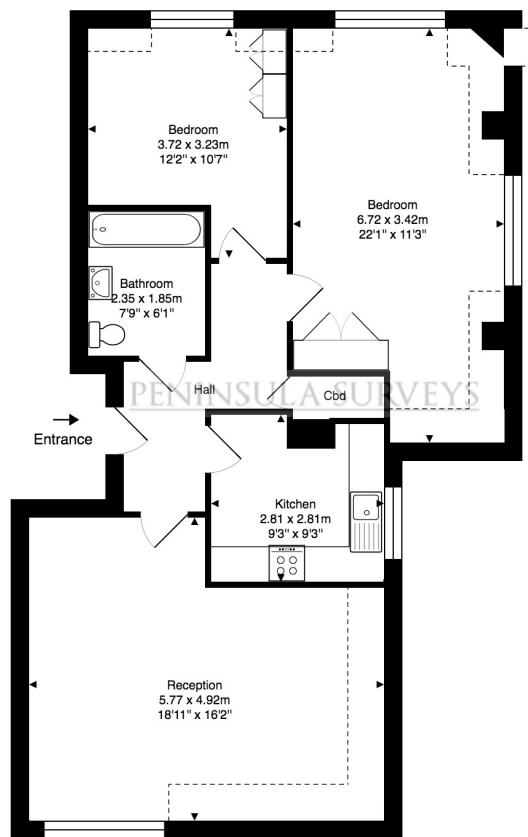
A stunning two bedroom flat located on the second floor of this modern purpose built block.

The property benefits from one bathroom, secure off street parking, wood flooring, modern kitchen and is available from the 25th October.





10- Beechcroft Avenue (9)



Second Floor

Approx. Gross Internal Area: 78.2 m² ... 841 ft² (Inc Restricted Ht Areas)
Approx. Gross Internal Area: 64.1 Sq m ... 690 Sq Ft (Exc Restricted Height Areas)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
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Long Description

BEECHCROFT AVENUE, GODLERS GREEN, NW11 8BL

A stunning two bedroom flat located on the second floor of this modern purpose built block.

The property benefits from one bathrooms, secure off street parking, wood flooring, modern kitchen with integrated appliances, extensive range of fitted wardrobes to the master bedroom, double glazing and is a short walk from Golders Green tube station and shops.

Available from 25th October.

Energy performance certificate (EPC)

Flat 9
10, Beechcroft Avenue
LONDON
NW11 8BL

Energy rating

B

Valid until 4 April 2029

Certificate number

0158-2870-6277-9421-9295

Property type

Top-floor flat

Total floor area

88 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 regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Walls	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, insulated (assumed)	Good
Windows	Fully double glazed	Good
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
Other	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 109 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 homes produces over a quarter of the UK's CO₂ emissions.

For an average household	6 tonnes of CO ₂
This property produces	1.7 tonnes of CO ₂
This property's potential reduction	1.7 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 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

The assessor did not make any recommendations for this property.

[Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) has guidance on improving a property's energy use. (<https://www.simpleenergyadvice.org.uk/>)



Ways to improve energy performance

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£435

Potential saving

£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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/) (<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

3746 kWh per year

Water heating

1944 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](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

Ori Reiss

Telephone

0845 388 3814

Email

ori@epcassure.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO003801

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

ate of assessment

20 March 2019

ate of certificate

5 April 2019

/pe 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.

ertificate number[8411-6422-5270-8724-2002 \(/energy-certificate/8411-6422-5270-8724-2002\)](#)**alid until****4 February 2019 (Expired)**