

## SUNNY GARDENS ROAD, HENDON, NW4 £465,000, Leasehold



**SOLD SOLD SOLD**

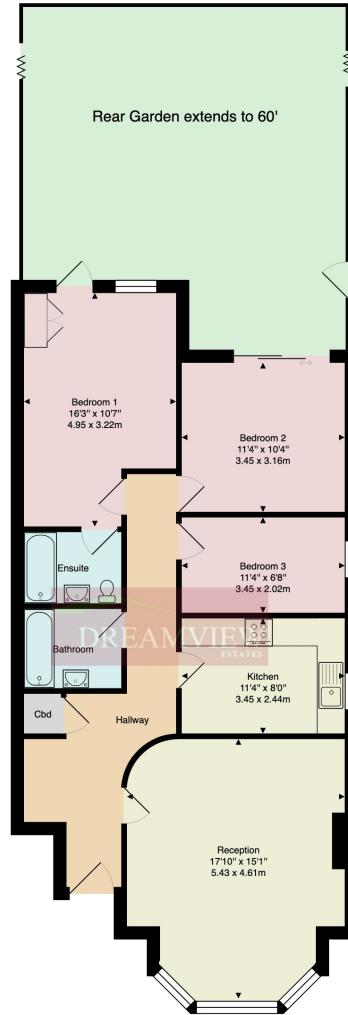
\*DREAMVIEW ESTATES ARE PLEASED TO BRING TO THE MARKET THIS VERY GOOD SIZE 3 BEDROOM FLAT OF SOME 930 SQ FT/86 SQ MT ON THE GROUND FLOOR OF A CONVERTED SEMI DETACHED HOUSE IN A POPULAR, QUIET RESIDENTIAL AREA, 2/3 MINUTES WALK FROM SUNNINGFIELDS PARK AND IN VERY EASY WALKING DISTANCE OF LOCAL SHOPS AND TRANSPORT IN CHURCH ROAD AND ALL OTHER AMENITIES







Sunny Gardens Road NW4



Ground floor  
Approx. Gross Internal Area: 941 ft<sup>2</sup> ... 87.4 m<sup>2</sup>

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.

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

SUNNY GARDENS ROAD, HENDON, NW4 1SL

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\*HENDON CENTRAL STATION IS WITHIN 15-20 MINUTES WALK

\*THE FLAT HAS DIRECT ACCESS TO, AND HAS SOLE USE OF, THE 65' REAR GARDEN AND AN ALLOCATED PARKING SPACE CLOSEST TO FROM DOOR

\*THE FLAT HAS A GOOD SIZE RECEPTION. SEPARATE KITCHEN ALONG WITH 2 BATHROOM/WC'S (1 BEING EN SUITE)

\*THERE IS INDEPENDENT GAS CENTRAL HEATING SERVING THE FLAT

\*THE FLAT HAS AN APPROX 99 YEARS LEASE WHICH COVERS THE SHARED COSTS OF MAINTAINING THE BUILDING

\*THIS WOULD BE AN IDEAL 1ST TIME PURCHASE OR MAY BE OF INTEREST TO A BUY TO LET INVESTOR

\*PRICE £465,000 WITH AN APPROX 99 YEAR LEASE

\*INSURANCE AND ANY BUILDING MAINTAINENCE COSTS ARE SHARED BETWEEN THE 3 FLATS

\*THE GROUND FLOOR PAYS 40% OF OUT GOINGS

\*MAINTENACE COSTS 2020 = £840 PLUS SHARE OF INSURANCE = £378

GROUNHD RENT £150 PA

\*COUNCIL TAX BAND D - £1545(20/21)

\*EPC RATING – BAND D

\*VIEWING STRICTLY BY APPOINTMENT ONLY

# Energy performance certificate (EPC)

27A  
Sunny Gardens Road  
LONDON  
NW4 1SL

Energy rating

D

Valid until 26 December 2030

Certificate number

3530-0222-0009-0262-1226

## Property type

Ground-floor flat

## Total floor area

87 square metres

## Rules on letting this property

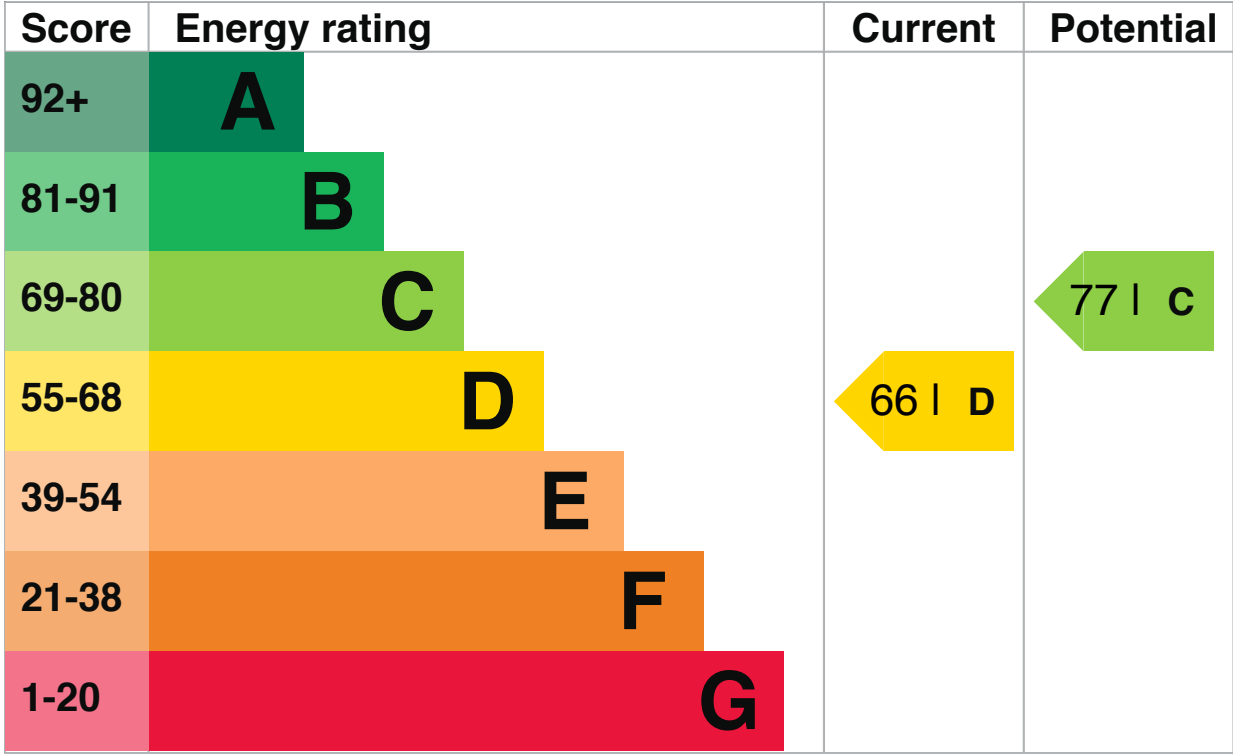
Properties can be rented if they have an energy rating from A to E.

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 the 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 D. It has the potential to be C.

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



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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 228 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

3.5 tonnes of CO<sub>2</sub>

### This property's potential production

2.1 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.4 tonnes per year. This will help to protect the environment.

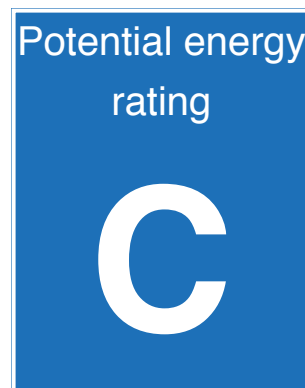
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (66) to C (77).

► [What is an energy rating?](#)



### Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

#### Typical yearly saving

£182

#### Potential rating after carrying out recommendation 1

74 | C

### Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

#### Typical installation cost

£800 - £1,200

#### Typical yearly saving

£72

#### Potential rating after carrying out recommendations 1 and 2

77 | C

## Paying for energy improvements

[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



£785

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## Potential saving

£254

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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not 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

10254.0 kWh per year

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#### Water heating

2168.0 kWh per year

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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	3880 kWh per year

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

Michael Gibber

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### Telephone

07843698991

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**Email**[peninsulasurveys@me.com](mailto:peninsulasurveys@me.com)

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**Accreditation scheme contact details****Accreditation scheme**Elmhurst Energy Systems Ltd

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**Assessor ID**EES/020438

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**Telephone**01455 883 250

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**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Assessor's declaration**No related party

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**Date of assessment**22 December 2020

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**Date of certificate**27 December 2020

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**Type of assessment** [RdSAP](#)

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**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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.