

## ASHBOURNE AVENUE, TEMPLE FORTUNE, NW11 £1,395,000, Freehold



ASHBOURNE AVENUE, TEMPLE FORTUNE, LONDON,  
NW11 0DR

DREAMVIEW ESTATES ARE DELIGHTED TO BE ABLE TO OFFER TO THE MARKET THIS IMPRESSIVE AND BEAUTIFULLY PRESENTED FAMILY HOME WITH 5 BEDROOMS, 3 BATHROOMS AND SITUATED IN THE HEART OF TEMPLE FORTUNE, WITH ITS ARRAY OF SHOPS, RESTURANTS AND CAFÉS







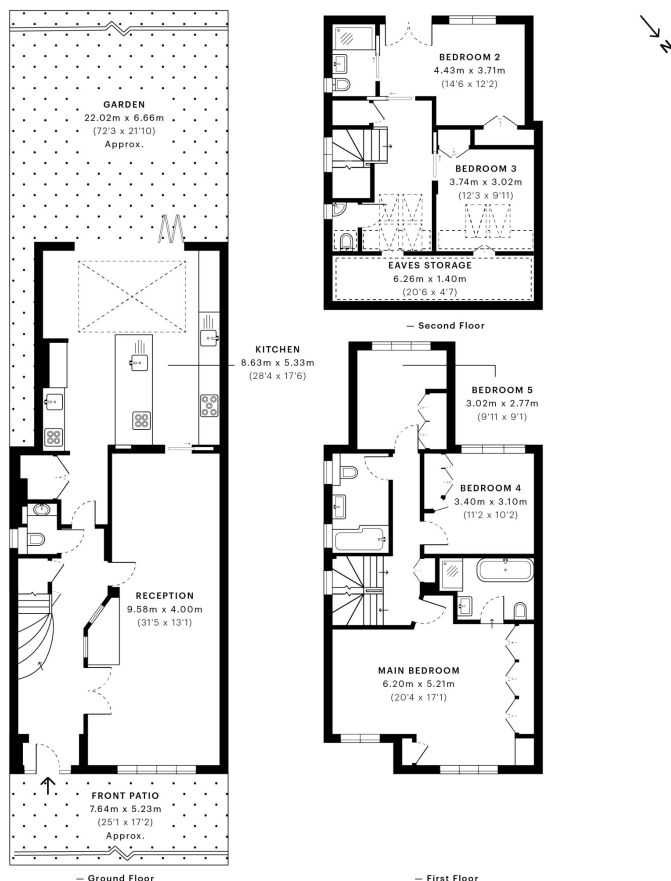


## Ashbourne Avenue, NW11

CAPTURE DATE 30/12/2020 LASER SCAN POINTS 8,321,793

GROSS INTERNAL AREA

210.24 sqm / 2263.00 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
210.24 sqm / 2263.00 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
193.16 sqm / 2079.16 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
12.63 sqm / 135.95 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 203.92 sqm / 2194.98 sqft  
IPMS 3C RESIDENTIAL 193.49 sqm / 2082.71 sqft

spec id 5fe07b83653be90db41cb7ab

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.

ASHBOURNE AVENUE, TEMPLE FORTUNE, LONDON, NW11 0DR

\*DREAMVIEW ESTATES ARE DELIGHTED TO BE ABLE TO OFFER TO THE MARKET THIS IMPRESSIVE AND BEAUTIFULLY PRESENTED 5 BEDROOM FAMILY HOME SITUATED IN THE HEART OF TEMPLE FORTUNE , WITH ITS ARRAY OF SHOPS, RESTURANTS AND CAFÉS

\* THE PROPERTY IS SET OUT OVER 3 FLOORS AND COMPRISES OF GENEROUS AND FLEXIBLE LIVING SPACE COMPRISING OF A LARGE LIVING/DINING ROOM, A VERY IMPRESSIVE KITCHEN/BREAKFAST ROOM WITH 3 COOKING STATIONS (FOR MILK, MEAT PLUS A SEPARATE PASSOVER SECTION) AND A SUKKAH ROOF TO THE REAR SECTION.

\*THE KITCHEN INCLUDES FULLY INTERGRATED PREMIUM APPLIANCES INCLUDING 3 OVENS AND 2 DISHWASHERS

\*THE MASTER SUITE PROVIDES AN EXTREMELY LARGE BEDROOM PLUS AN EN SUITE BATHROOM

\*ALL OF THE 5 BEDROOMS, 2 OF WHICH HAVE EN SUITE FACILITIES, ARE BRIGHT AND AIRY AND BENEFIT FROM PLENTY OF FITTED CUPBOARDS AND STORAGE SPACE

\*THERE IS, OF COURSE A MAIN BATHROOM AND CLOAKROOMS ON THE GROUND AND TOP FLOORS

\*OTHER BENEFITS INCLUDE A FRONT DRIVEWAY FOR 2 CARS, A GOOD SIZE REAR GARDEN (WITH 2 SHEDS, 1 HAVING POWER), AND UNDERFLOOR HEATING. THE EXTERIOR OF THE HOUSE WAS RE-RENDERED AND NOW HAS EXTERNAL INSULATION

\*IN OUR OPINION THE HOUSE IS IN GOOD DECORATIVE CONDITION AND IS PRETTY MUCH "READY TO MOVE INTO"

\*EARLY VIEIWNIG IS STRONGLY RECOMMENDED BUT STRICTLY BY PRIOR APPOINTMENT. PLEASE CONTACT OWNERS SOLE AGENTS ON 020 8455 0055

\*ASKING PRICE £1395,000

# Energy performance certificate (EPC)

18, Ashbourne Avenue  
LONDON  
NW11 0DR

Energy rating

D

Valid until 5 March 2023

Certificate number

8577-7827-0620-5546-5902

## Property type

Semi-detached house

## Total floor area

197 square metres

## Rules on letting this property

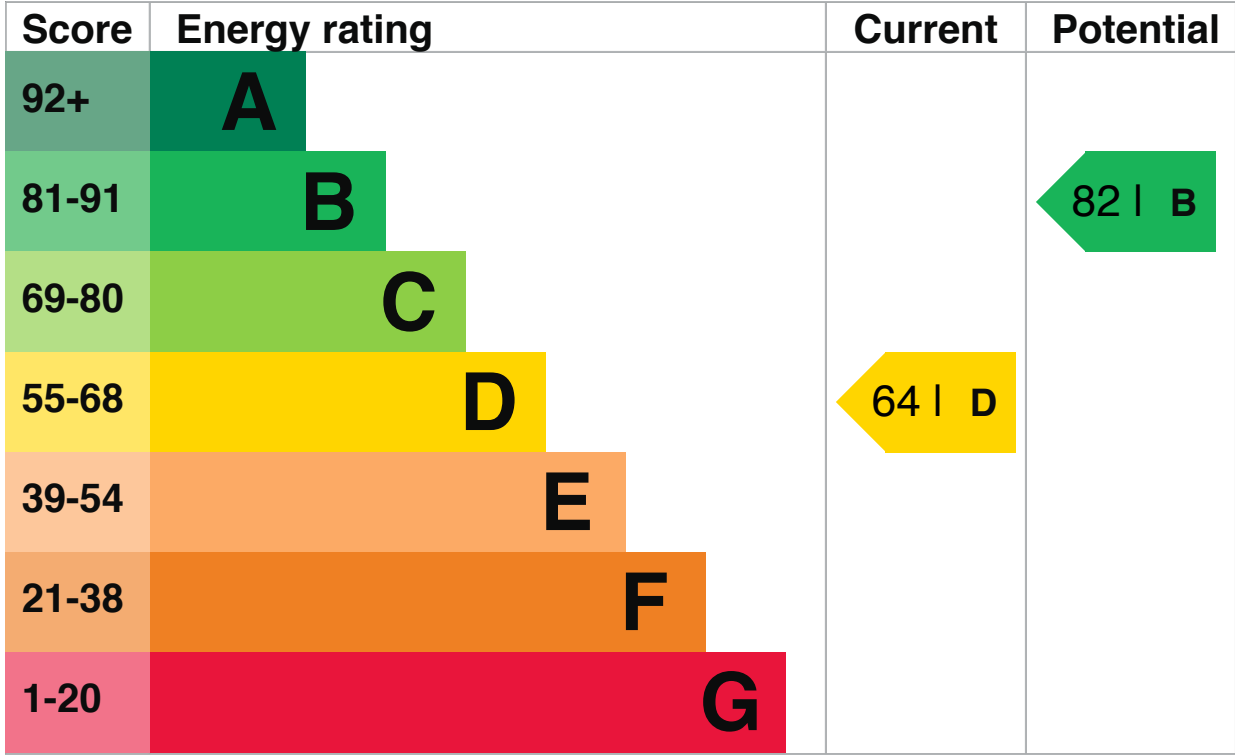
Properties can be rented if they have an energy rating from A to E.

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 B.

[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 rating 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Roof	Roof room(s), insulated	Good

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 188 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

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

### This property's potential production

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

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.7 tonnes per year. This will help to protect the environment.

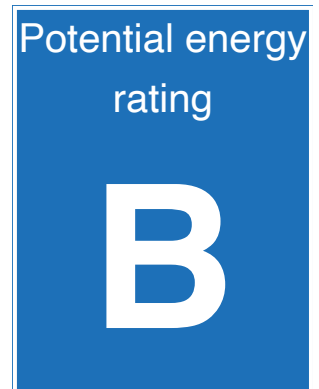
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## 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 (64) to B (82).

► [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

£284

#### Potential rating after carrying out recommendation 1

71 | C

### Recommendation 2: Floor insulation

Floor insulation

#### Typical installation cost

£800 - £1,200

#### Typical yearly saving

£67

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

73 | C

### Recommendation 3: Low energy lighting

Low energy lighting

#### Typical installation cost

£210



## Typical yearly saving

£68

## Potential rating after carrying out recommendations 1 to 3

74 | C

## Recommendation 4: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

### Typical installation cost

£350 - £450

## Typical yearly saving

£43

## Potential rating after carrying out recommendations 1 to 4

76 | C

## Recommendation 5: Solar water heating

Solar water heating

### Typical installation cost

£4,000 - £6,000

## Typical yearly saving

£41

## Potential rating after carrying out recommendations 1 to 5

76 | C

## Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£9,000 - £14,000

## Typical yearly saving

£236

## Potential rating after carrying out recommendations 1 to 6

82 | B

## 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

£1427

#### Potential saving

£503

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

25999.0 kWh per year

#### Water heating

2939.0 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	120 kWh per year
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Solid wall insulation	7384 kWh per year
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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

Ralph Sternlight

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### Telephone

07791979944

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### Email

[ralph@energy-response.co.uk](mailto:ralph@energy-response.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/005731

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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

6 March 2013

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**Date of certificate**

6 March 2013

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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.