

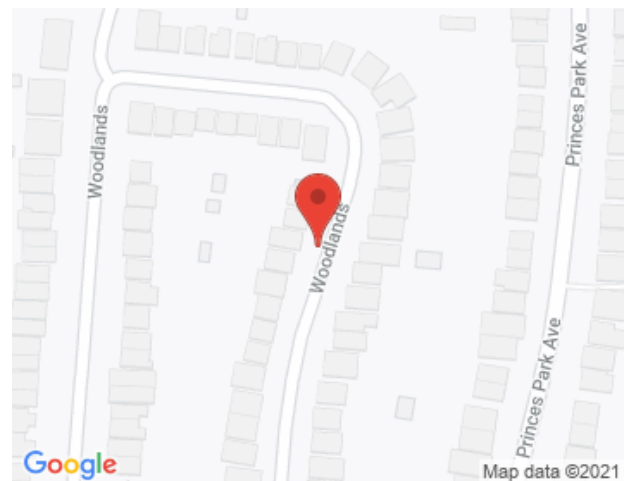
## WOODLANDS, GOLDERS GREEN, NW11 £1,475,000, Freehold



RARE OPPORTUNITY \*SOLE AGENTS !

\*WE ARE VERY PLEASED TO OFFER THIS LARGE 4 BEDROOM DETACHED HOUSE IN A VERY SOUGHT AFTER AREA HAVING A VERY SPACIOUS GROUND FLOOR WITH SOME 1557 SQ FT/144 SQ MT ACCOMMODATION IN TOTAL. 1ST TIME ON THE MARKET IN 19 YEARS

\*HOUSES IN THIS ROAD ARE VERY RARE TO FIND AND EARLY VIEWING (BY APPOINTMENT ONLY) IS STRONGLY ADVISED !!!





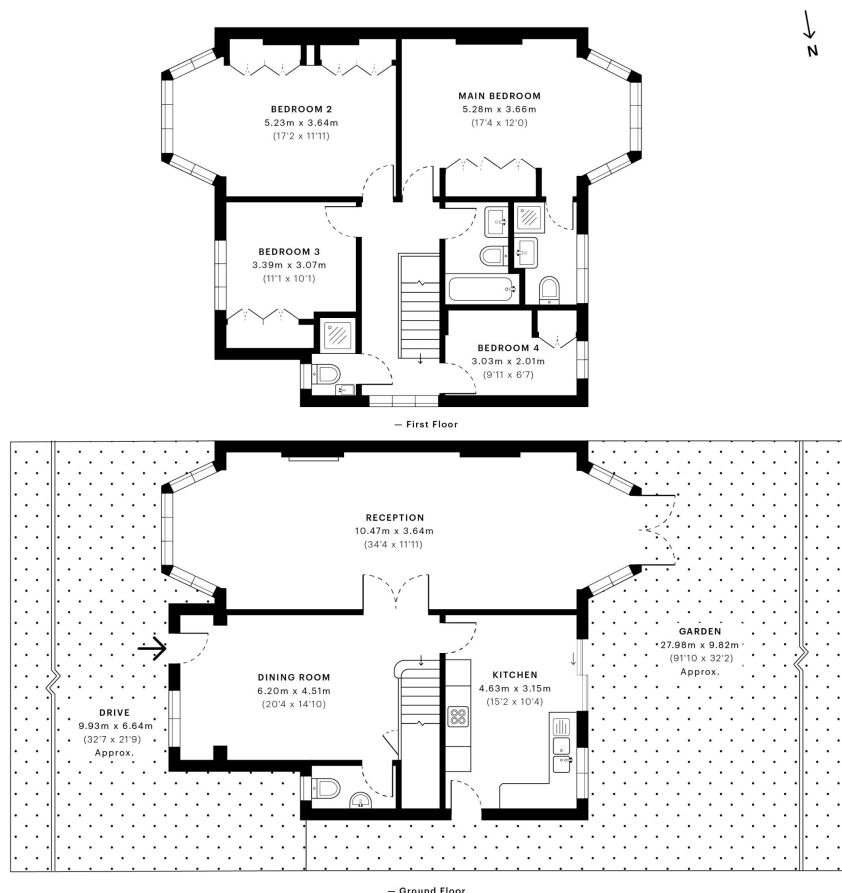


## Woodlands , NW11

CAPTURE DATE 22/03/2021 LASER SCAN POINTS 310,000,000

GROSS INTERNAL AREA

144.72 sqm / 1557.75 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
144.72 sqm / 1557.75 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
135.42 sqm / 1457.65 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 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 141.93 sqm / 1527.72 sqft  
IPMS 3C RESIDENTIAL 135.63 sqm / 1459.91 sqft

SPEC ID 60522953978ac90d966dadfa

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

WOODLANDS, GOLDERS GREEN, NW11 9QU

\*RARE OPPORTUNITY \*SOLE AGENTS !

\*WE ARE VERY PLEASED TO OFFER THIS LARGE BRIGHT 4 BEDROOM DETACHED HOUSE IN A VERY SOUGHT AFTER AREA WITH SPACIOUS GROUND FLOOR ACCOMMODATION WITH SOME 1557 SQ FT/144 SQ MT IN TOTAL, 1ST TIME ON THE MARKET IN 19 YEARS

\*WOODLANDS IS LOCATED JUST OFF THE GOLDERS GREEN ROAD AND WITH REACH TO ALL LOCAL AMENITIES AND THE NEAREST STATION IS AT BRENT CROSS

\*AS PER THE FLOOR PLAN, THE ACCOMMODATION IS SET OUT OVER 2 FLOORS AS FOLLOWS:-

\*ON THE GROUND FLOOR IS A LOVELY LARGE BRIGHT ENTRANCE/LOUNGE HALL WITH GUEST CLOAKROOM, THE 34'5 "THROUGH RECEPTION" AND THE EAT IN SIZE KITCHEN

\*THE FIRST FLOOR PROVIDES THE 4 BEDROOMS (MASTER WITH EN SUITE SHOWER ROOM) FAMILY BATHROOM AND A SEPARATE SHOWER ROOM/WC

\*OUTSIDE IS VERY NICE 60' REAR GARDEN AND AN OWN DRIVE AT THE FRONT PROVIDING OFF STREET PARKING FOR 2 CARS

\*JUDGING BY THE HOUSE IMMEDIATELY ADJACENT THERE SEEMS AMPLE SCOPE TO EXTEND THE HOUSE INTO THE LOFT AND TO THE REAR SUBJECT TO STANDARD PLANNING PERMMISION

VIEWING IS VERY STRICTLY BY APPOINTMENT ONLY !!!

PRICE £1,475,000 FREEHOLD

COUNCIL TAX BAND G

# Energy performance certificate (EPC)

66 WOODLANDS  
GOLDERS GREEN  
LONDON  
NW11 9QU

Energy rating

D

Valid until 20 March 2031

Certificate number

4239-9727-3000-0431-4296

## Property type

Detached house

## Total floor area

142 square metres

## Rules on letting this property

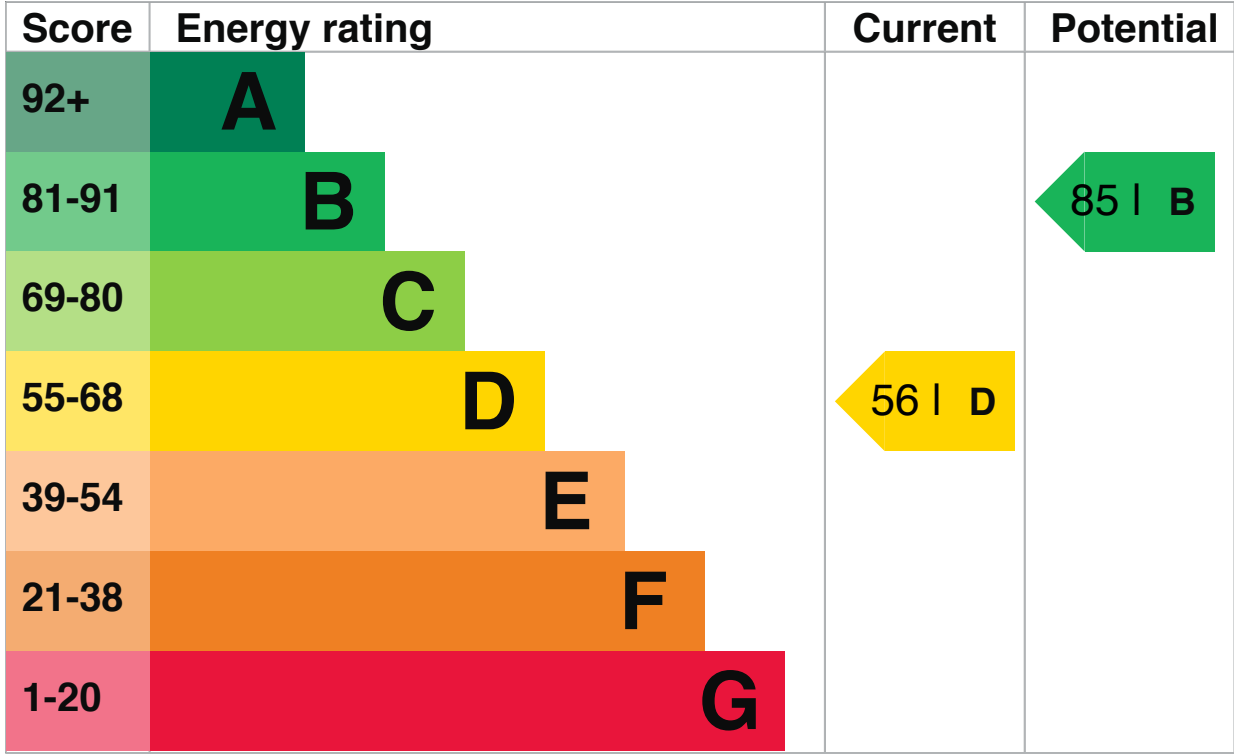
Properties can be rented if they have an energy rating from A to E.

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 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
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 280 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 our homes produces over a quarter of the UK's CO2 emissions.

### An average household produces

6 tonnes of CO2

### This property produces

7.0 tonnes of CO2

### This property's potential production

2.1 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 4.9 tonnes per year. This will help to protect the environment.

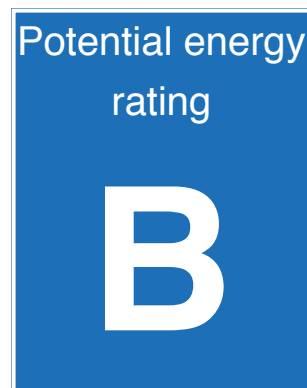
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## 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 (56) to B (85).

► [What is an energy rating?](#)



### Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

#### Typical installation cost

£100 - £350

#### Typical yearly saving

£33

#### Potential rating after carrying out recommendation 1

57 | D

### Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

#### Typical yearly saving

£415

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

70 | C

### Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

#### Typical installation cost

£800 - £1,200

## Typical yearly saving

£96

## Potential rating after carrying out recommendations 1 to 3

73 | C

## Recommendation 4: Replace boiler with new condensing boiler

Condensing boiler

### Typical installation cost

£2,200 - £3,000

### Typical yearly saving

£126

## Potential rating after carrying out recommendations 1 to 4

77 | C

## Recommendation 5: Solar water heating

Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£46

## Potential rating after carrying out recommendations 1 to 5

78 | C

## Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£3,500 - £5,500

## Typical yearly saving

£338

## Potential rating after carrying out recommendations 1 to 6

85 | 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

£1418

#### Potential saving

£716

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

19649 kWh per year

#### Water heating

3083 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	636 kWh per year
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Solid wall insulation	7959 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

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

19 March 2021

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**Date of certificate**21 March 2021

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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.