

Mayfield Gardens, HENDON, NW4
£1,550,000, Freehold

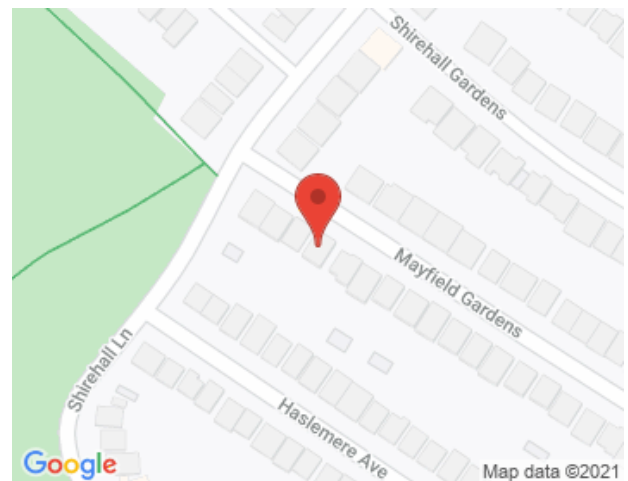


SHIREHALL ESTATE!

Another house sold by Dreamview Estates!!

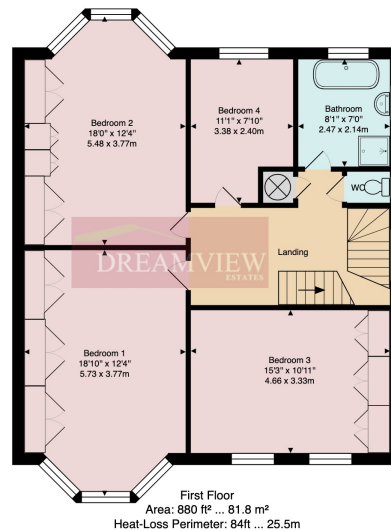
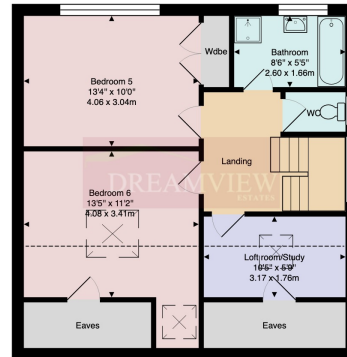
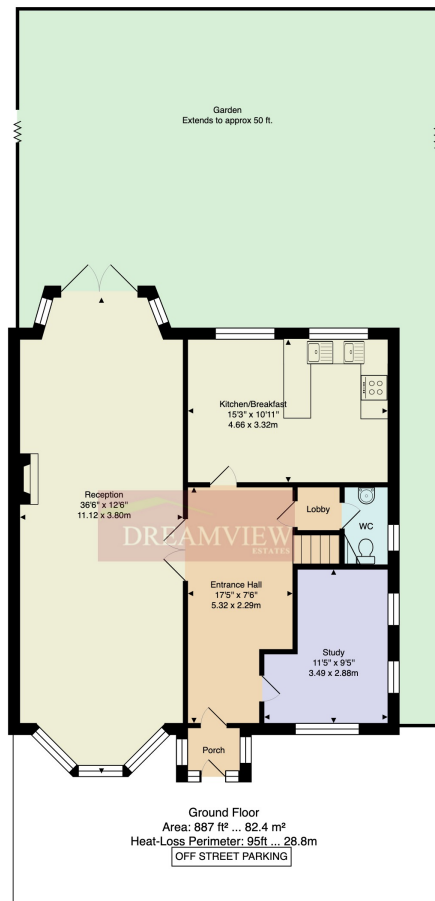
***LARGE, LOFT EXTENDED, DETACHED DOUBLE FRONTED HOME OF SOME 2321 SQ FT/ 215 SQ MT SITUATED IN A SOUGHT AFTER QUIET RESIDENTIAL LOCATION ON THE EVER POPULAR SHIREHALL ESTATE, ONLY A FEW MINUTES FROM ALL THE LOCAL FACILITIES AND TRANSPORTATION**

***SOLE AGENT**





Mayfield Gardens NW4



Approx. Gross Internal Area: 2321 ft² ... 215.7 m² (excluding garden extends to approx 50 ft., eaves)

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.

MAYFIELD GARDENS, HENDON, NW4 2PY

Another house sold by Dreamview Estates!!

*DREAMVIEW ESTATES HAVE BEEN INSTRUCTED AS SOLE AGENTS TO LIST THIS LARGE, LOFT EXTENDED, DETACHED DOUBLE FRONTED HOME OF SOME 2321 SQ FT/ 215 SQ MT SITUATED IN A SOUGHT AFTER QUIET RESIDENTIAL LOCATION ON THE EVER POPULAR SHIREHALL ESTATE, ONLY A FEW MINUTES FROM ALL THE LOCAL FACILITIES AND TRANSPORTATION

*HENDON PARK IS VERY CLOSE AS THE HOUSE IS SITUATED AT THE TOP OF THE ROAD WITH THE PARK OPPOSITE AND HENDON CENTRAL STATION IS WITHIN 10/15 MINUTES WALKING DISTANCE (SHORTER THROUGH THE PARK)

*THIS IS A LARGE DETACHED DOUBLE FRONTED HOME AND SET OUT OVER 3 FLOORS WITH 6 BEDROOMS AND 2 BATHROOMS PLUS A STORAGE ROOM ON THE 3RD FLOOR

*THERE IS A LARGE 36' THROUGH LOUNGE/DINING ROOM, A FRONT STUDY, 15' X 11' KITCHEN/BREAKFAST ROOM AND GUEST CLOAKROOM ON THE GROUND FLOOR

*THE REAR GARDEN EXTENDS TO APPROX 60' AND THERE IS OFF STREET PARKING TO THE FRONT FOR AT LEAST 2 CARS

*THIS PROPERTY HAS NOT BEEN IN THE MARKET FOR SOME YEARS AND OFFERS A GREAT OPPORTUNITY TO ACQUIRE A HOME IN A SOUGHT AFTER AND VERY DESIRABLE AREA AND A RARE OPPORTUNITY NOT TO BE MISSED!

*ASKING PRICE £1,550,000

*EPC BAND D

*COUNCIL TAX BAND G - £2575.68 (2021/22)

*VIEWING IS VERY STRICTLY BY APPOINTMENT ONLY VIA OWNERS' SOLE AGENTS

*PLEASE CALL DREAMVIEW ESTATES ON 020 8455 0055

Energy performance certificate (EPC)

27 MAYFIELD GARDENS
LONDON
NW4 2PY

Energy rating

D

Valid until: **24 June 2031**

Certificate number: **5700-3440-0822-3028-3693**

Property type

Semi-detached house

Total floor area

216 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 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
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Partial secondary glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
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 257 kilowatt hours per square metre (kWh/m2).

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	9.8 tonnes of CO2

This property’s potential production	3.5 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property’s CO2 emissions by 6.3 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 (57) to B (83).

Recommendation	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£160
2. Internal or external wall insulation	£4,000 - £14,000	£380
3. Floor insulation (suspended floor)	£800 - £1,200	£111
4. Draught proofing	£80 - £120	£19
5. Condensing boiler	£2,200 - £3,000	£279
6. Solar photovoltaic panels	£3,500 - £5,500	£339

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	£1922
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Potential saving	£950
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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/>).

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	25188 kWh per year
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Water heating	3347 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	276 kWh per year
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Solid wall insulation	6191 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>). 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
Telephone	07843698991
Email	peninsulasurveys@me.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020438
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	24 June 2021
Date of certificate	25 June 2021
Type of assessment	RdSAP
