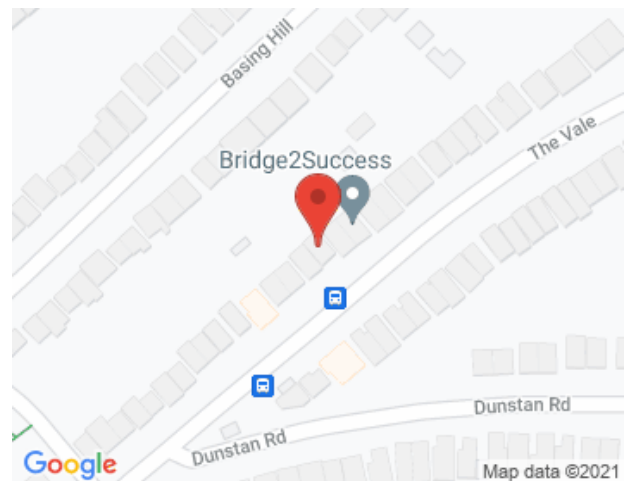
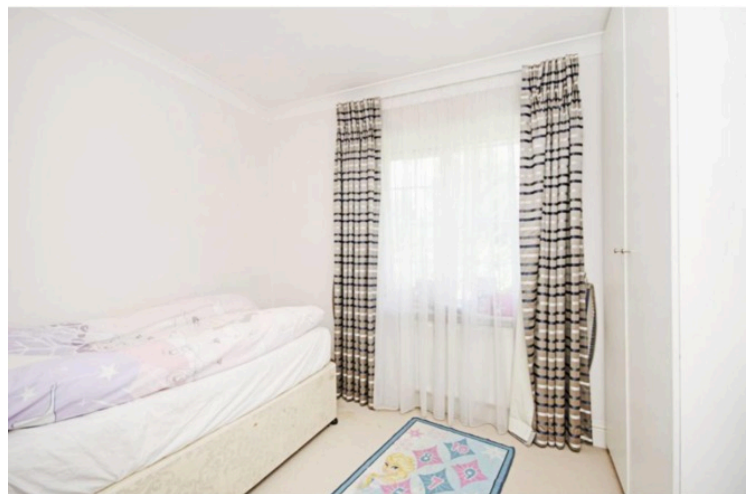


THE VALE, GOLDERS GREEN, NW11 £1,250,000, Freehold

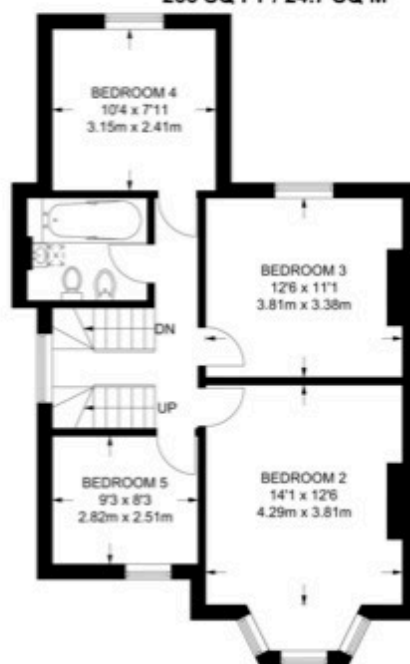
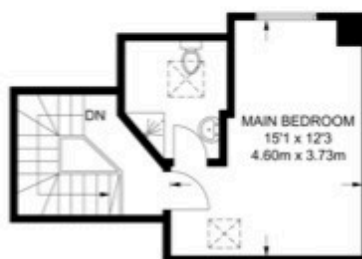


We are delighted to have been instructed to offer this large 5 bedroom 2 bathroom house with 4 receptions of some 1998 sq ft/185 sq mt having well-proportioned living space with wood floors, a nice garden and off-street parking close to all amenities and in walking distance of Golders Green shops and station





**APPROXIMATE FLOOR AREA = 1998 SQ FT / 185.6 SQ M
INCLUDING LIMITED USE AREA (3 SQ FT / 0.3 SQ M)**



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.

THE VALE, GOLDERS GREEN, NW11 8SE

*DREAMVIEW ESTATES are delighted to have been instructed to offer this large 5 bedroom 2 bathroom semi-detached house of some 1998 sq ft/185 sq mt with 4 receptions having well-proportioned living space with wood floors, a nice garden and off-street parking.

*The Vale is a residential location close to the amenities of Golders Green and Hampstead. Golders Green Underground Station is close by for links throughout the City and West End. Basing Hill Park is literally around the corner

FEATURES INCLUDE

- 5 bedrooms over 3 floors
- 3 bathrooms
- Bright and spacious reception rooms
- Modern kitchen with integrated appliances
- Master bedroom with en-suite bathroom
- Four additional good-sized bedroom
- Modern family bathroom and shower room
- Rear garden
- Off Road driveway for two cars
- Freehold

*PRICE £1,250,000 FREEHOLD

*VIEWING STRICTLY BY APPOINTMENT

Energy performance certificate (EPC)

61 THE VALE
LONDON
NW11 8SE

Energy rating

D

Valid until: **1 August 2031**

Certificate number: **4439-4523-8000-0341-8226**

Property type

Semi-detached house

Total floor area

186 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		82 B
69-80	C		
55-68	D	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.

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
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
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 187 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's potential production 3.5 tonnes of CO₂

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.

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.6 tonnes per year. This will help to protect the environment.

An average household produces 6 tonnes of CO₂

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.

This property produces 6.1 tonnes of CO₂

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 (68) to B (82).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£203
2. Floor insulation (suspended floor)	£800 - £1,200	£40
3. Solar water heating	£4,000 - £6,000	£48
4. Solar photovoltaic panels	£3,500 - £5,500	£342

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 £1232

Potential saving £292

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 19181 kWh per year

Water heating 2996 kWh per year

Potential energy savings by installing insulation

Type of insulation **Amount of energy saved**

Loft insulation 320 kWh per year

Solid wall insulation 4608 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
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	29 July 2021
Date of certificate	2 August 2021
Type of assessment	RdSAP
