

ROTHERWICK ROAD, HAMPSTEAD GARDEN SUBURB, NW11 £1,750,000, Freehold



SOLD!!! SOLD!!! SOLD!!!

***EXTRA SPACIOUS PARKER AND UNWIN HOUSE OF SOME 2846 SQ FT/264 SQ MT NEEDING MODERNISATION BUT WITH ENORMOUS POTENTIAL TO ADD VALUE**

***IDEALLY LOCATED ON THE SOUTH SIDE OF THE SUBURB WITHIN A SHORT WALKING DISTANCE TO GOLDERS GREEN STATION, THE HEATH EXTENSION AND TEMPLE FORTUNE**







Rotherwick Road, NW11

CAPTURE DATE 01/10/2021 LASER SCAN POINTS 16,316,566

GROSS INTERNAL AREA

264.48 sqm / 2846.84 sqft



	GROSS INTERNAL AREA (GIA) The footprint of the property		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.		RESTRICTED HEAD HEIGHT Limited use area under 1.5m
	264.48 sqm / 2846.84 sqft		241.80 sqm / 2602.71 sqft		0.00 sqm / 0.00 sqft		15.30 sqm / 164.69 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 260.12 sqm / 2799.91 sqft
IPMS 3C RESIDENTIAL 248.26 sqm / 2672.25 sqft

spec id 615210b2c5085c0e40a5c42e

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

ROTHERWICK ROAD, HAMPSTEAD GARDEN SUBURB, LONDON, NW11 7DD

*SOLD!!! SOLD!!! SOLD!!!

*DREAMVIEW ESTATES ARE DELIGHTED TO MARKET THIS EXTRA SPACIOUS PARKER AND UNWIN HOUSE WITH ENORMOUS POTENTIAL TO ADD VALUE

*IDEALLY LOCATED ON THE SOUTH SIDE OF THE SUBURB WITHIN A SHORT WALKING DISTANCE TO GOLDERS GREEN STATION, THE HEATH EXTENSION AND TEMPLE FORTUNE

*Being its first time on the market for over 50 years, it provides a blank canvas for any buyer wishing to re-style the house to their own taste.

*Set over 4 floors, it offers 2846 sq ft/ 264sq m of living space

*On the garden level there is a large family room with separate utility and storage areas

*On the entrance floor we find a large hallway, guest cloakroom, 2 receptions and a kitchen

*Moving to the 1st floor, there are 2 large bedrooms and a family bathroom

*Lastly, the top floor offers 3 more bedrooms

*There is a front garden with side access and off street parking for 2 cars.

*At the rear is a mature garden

*Freehold

*Price £1,750,000

*VIEWING STRICTLY BY APPOINTMENT ONLY

*COUNCIL TAX - BAND G

*EPC RATING - BAND D

Energy performance certificate (EPC)

39 Rotherwick Road
LONDON
NW11 7DD

Energy rating

D

Valid until: **5 October 2031**

Certificate number: **0841-3910-0200-2259-1200**

Property type

Semi-detached house

Total floor area

260 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	58 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), no insulation (assumed)	Very poor
Window	Partial secondary glazing	Poor
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 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 244 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 11.0 tonnes of CO₂

This property's potential production 4.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 6.2 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 (58) to B (82).

Recommendation	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£368
2. Internal or external wall insulation	£4,000 - £14,000	£459
3. Draught proofing	£80 - £120	£40
4. Low energy lighting	£30	£39
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£98
6. Solar photovoltaic panels	£3,500 - £5,500	£338

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	£2210
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Potential saving	£1003
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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	38282 kWh per year
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Water heating	3031 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	249 kWh per year
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Solid wall insulation	8908 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	4 October 2021
Date of certificate	6 October 2021
Type of assessment	RdSAP
