

TENTERDEN GROVE, HENDON, NW4 £1,350,000, Leasehold



STONEWAYS, TENTERDEN GROVE, HENDON

*A truly outstanding 3 bedroom 2 bathroom Ground floor flat, forming part of a luxury prestigious new development of seven exquisite apartments.

*STUNNING BRAND NEW LUXURY APARTMENT, in the heart of NW4.

*Offering 1421 sq. ft./132 sq mt of generous accommodation with high ceilings, stunning individually designed kitchens with elegant stone work surfaces, and a 20 ft. West facing terrace overlooking landscaped gardens.





1st Floor
3 bed / 2 bath

Total internal space:
1421 sqft / 132m²

Living / Dining
6.93m x 6.04m
22'9" x 19'10"

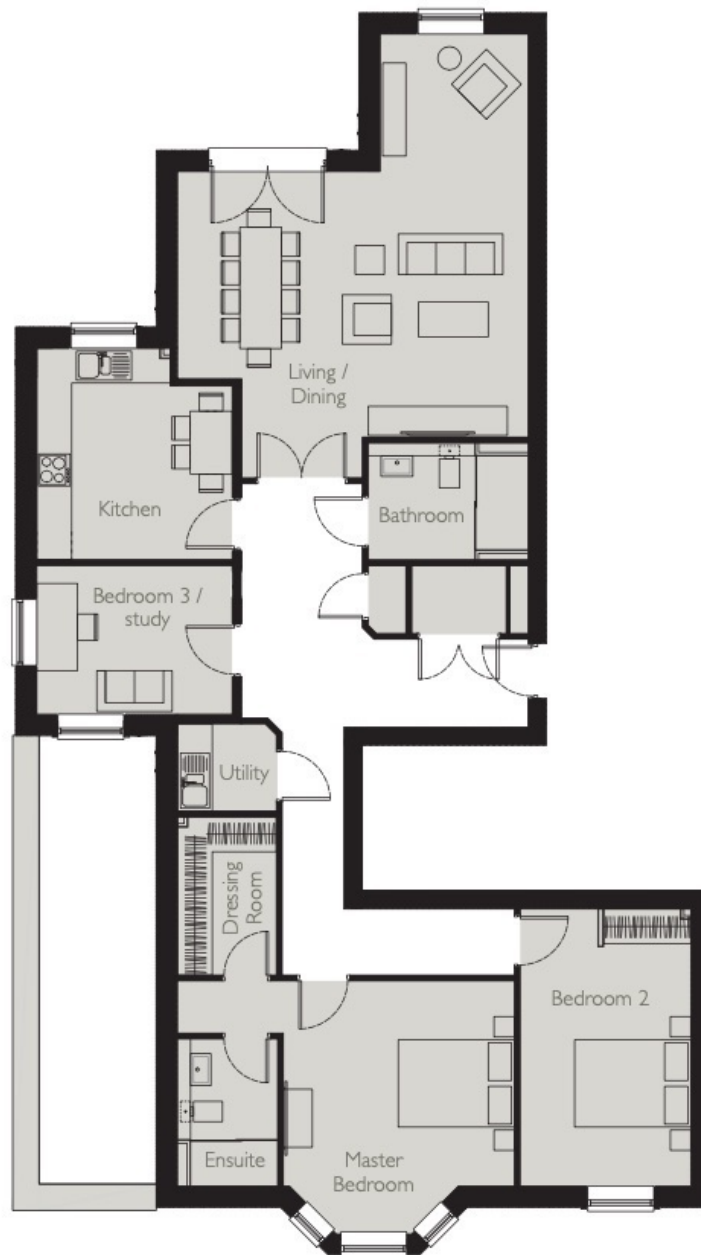
Kitchen
3.64m x 3.36m
11'11" x 11'0"

Master Bedroom
4.24m x 3.98m
13'11" x 13'1"

Dressing Room
2.72m x 1.70m
8'11" x 5'72"

Bedroom 2
4.76m x 2.94m
16'7" x 9'8"

Bedroom 3
3.36m x 2.56m
11'0" x 8'5"



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

STONEWAYS, TENTERDEN GROVE, HENDON

*A truly outstanding 3 bedroom 2 bathroom Ground floor flat, forming part of a luxury prestigious new development of 7 exquisite apartments.

*STUNNING BRAND NEW LUXURY APARTMENT, in the heart of NW4.

*Stoneways is a luxury development off seven apartments with LIFT and UG parking, in a secure gated development, close to all local amenities and must be seen.

*BRAND NEW GATED DEVELOPMENT WITH LIFT

*SECURE UNDERGROUND PARKING

*3 BED 2 BATH (1 EN SUITE)

*OPEN PLAN LOUNGE AND KITCHEN

*GROUND FLOOR

*COMMUNAL GARDEN

*CLOSE TO LOCAL AMENITIES

*AVAILABLE IMMEDIATELY.

*Offering 1421 sq. ft./132 sq mt of generous accommodation with high ceilings, stunning individually designed kitchens with elegant stone work surfaces, and a 20 ft. West facing terrace overlooking landscaped gardens.

*Further benefits include underfloor heating, air conditioning to the living room & principle bedroom, secure underfloor parking and 10 year BLP *Warranty.

*Flats of this calibre are rarely available and early viewing is stringley advised!

*SIMPLY MUST BE VIEWED

*£1,350,000 NEW 125 YEAR LEASE

*GROUND RENT - £500 PA RISING BY RPI ONLY

*SERVICE CHARGE - APPROX £2200 PA

*EPC BAND B

*COUNCIL TAX - BAND G

*(PLEASE NOTE PHOTOS ARE OF SHOW FLAT. FINISH OF FLATS ARE ALL SIMILAR)

Energy performance certificate (EPC)

Flat 4 Stoneways
21, Tenterden Grove
LONDON
NW4 1SX

Energy rating

B

Valid until: **9 February 2030**

Certificate number: **9108-6072-7312-6090-0270**

Property type

Mid-floor flat

Total floor area

132 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 B. 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	90 B	90 B
69-80	C		
55-68	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
Walls	Average thermal transmittance 0.19 W/m ² K	Very good
Floor	Average thermal transmittance 0.18 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.6 m ³ /h.m ² (assessed average)	Good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 45 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
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This property produces	1.1 tonnes of CO2
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This property's potential production	1.1 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.0 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

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use.](https://www.simpleenergyadvice.org.uk/)
(<https://www.simpleenergyadvice.org.uk/>).

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	£451
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Potential saving	£0
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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	3461 kWh per year
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Water heating	2323 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Peter Kinsella
Telephone	0151 933 0328
Email	info@baseenergy.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/022672
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	10 February 2020
Date of certificate	10 February 2020
Type of assessment	SAP
