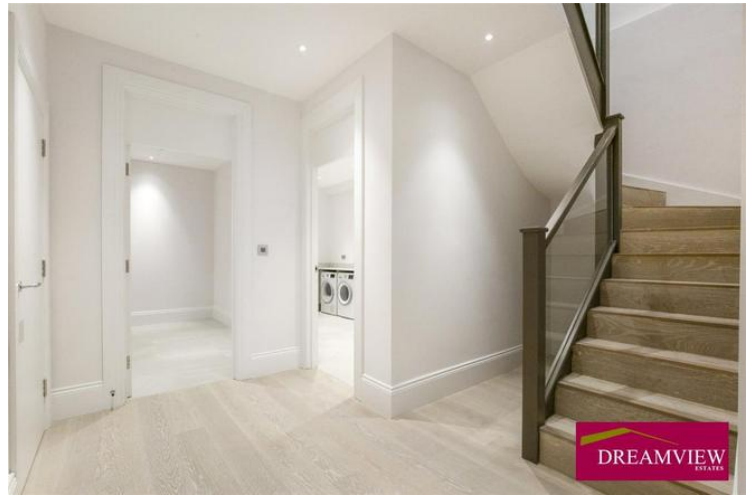


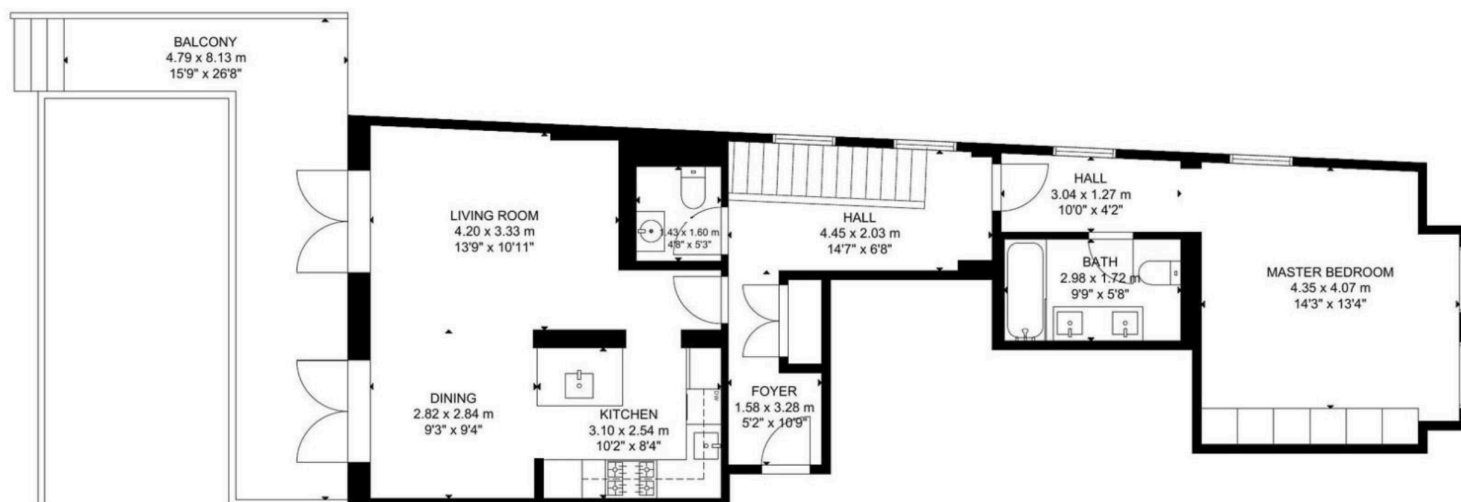
GREEN LANE, HENDON, NW4 £4,333 per month, For long let



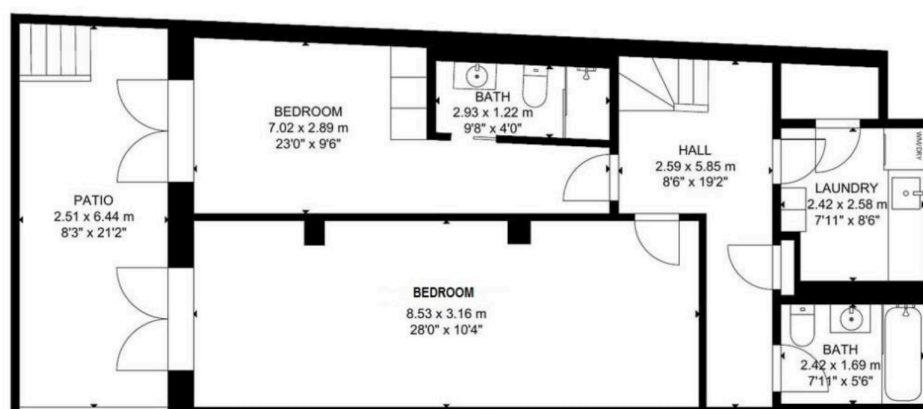
DREAMVIEW ESTATES are delighted to offer this STUNNING AND SPECTACULAR luxurious split level 3 bedroom 3 bathroom apartment set out over the GROUND and LOWER GROUND floors of a fabulous new. exclusive luxury development.







GROUND FLOOR



LOWER GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 154 m²/1,656 sq ft
LOWER GROUND FLOOR: 72 m²/776 sq ft, GROUND FLOOR: 82 m²/880 sq ft
EXCLUDED AREA: BALCONY: 35 m²/377 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

GREEN LANE, HENDON, NW4 2NN

*DREAMVIEW ESTATES are delighted to offer this STUNNING AND SPECTACULAR luxurious split level 3 bedroom 3 bathroom apartment set out over the GROUND and LOWER GROUND floors of a fabulous new. exclusive luxury development.

*The property consists of a large reception area with HIGH CEILINGS, a well laid out fitted kitchen with fully integrated German appliances throughout and granite worktops.

*The apartment also features engineered wood to the hallways and living room, carpets to the bedrooms, luxury bathrooms private terrace and garden.

*There are fitted wardrobes to bedrooms, a sizable utility room, Sonos system throughout and an electric charging point to an allocated parking bay on the driveway.

*The development is well located within walking distance of all amenities of Brent Street & Hendon Central Underground (Zone 3)

*This flat has to be seen to be appreciated and viewing is strongly recommended

*£1000 PW

*EPC BAND B
Available now

Energy performance certificate (EPC)

Flat 1 4, Green Lane LONDON NW4 2NN	Energy rating B	Valid until: 11 November 2031 Certificate number: 8919-2339-4029-1232-1292
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Property type Ground-floor maisonette

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 B. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 0.16 W/m ² K	Very good
Roof	Average thermal transmittance 0.12 W/m ² K	Very good
Floor	Average thermal transmittance 0.14 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, 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 5.0 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 82 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is B. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces	6 tonnes of CO ₂
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This property produces	2.6 tonnes of CO ₂
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This property's potential production	2.6 tonnes of CO ₂
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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	£708
Potential saving	£0

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	5369 kWh per year
Water heating	2246 kWh per year

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	Ondrej Gajdos
Telephone	02080 995 978
Email	og@ogenergy.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO006629
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	12 November 2021
Date of certificate	12 November 2021
Type of assessment	SAP