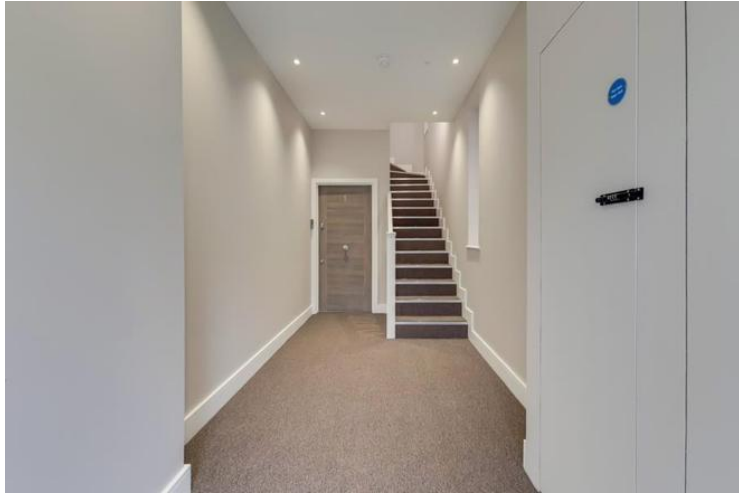


THE DRIVE, GOLDERS GREEN, NW11 £3,012 per month, For long let



Newly refurbished 3 bedroom 2 Bath apartment on the first floor of this beautiful converted corner detached house in Golders Green, located only minutes from the many shops, cafes and restaurants of Golders Green Road and ONLY 0.2 mile to Brent Cross Underground station (Northern line).





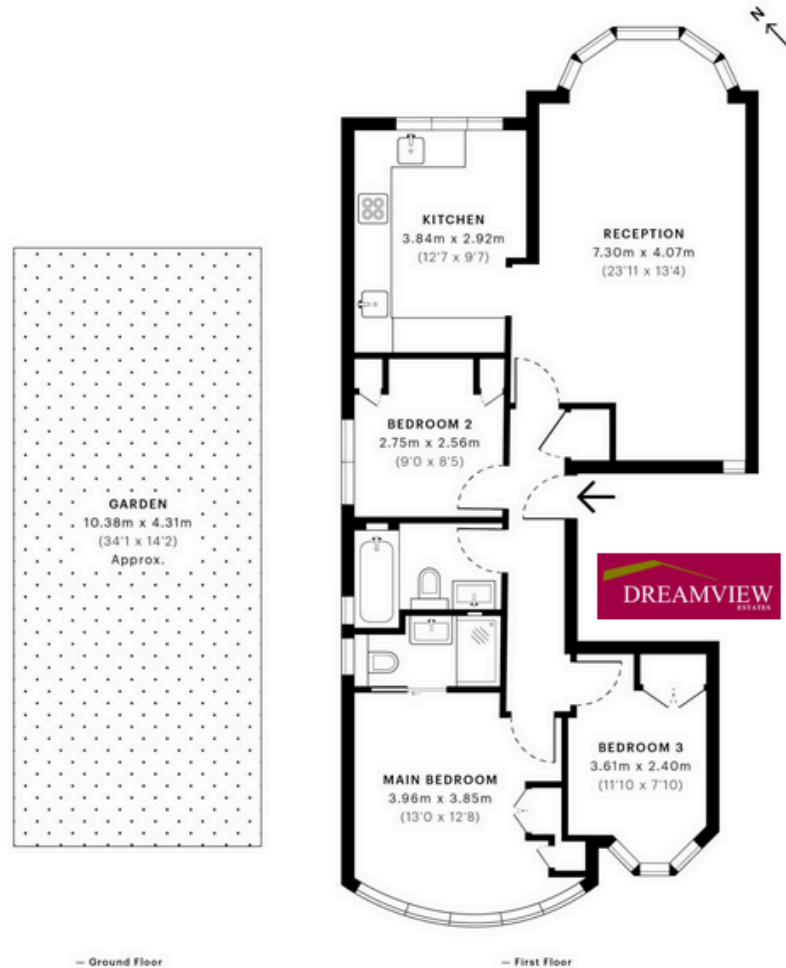


The Drive, NW11

CAPTURE DATE: 09/08/2021 LASER SCAN POINTS: 2,237,679

GROSS INTERNAL AREA

79.05 sqm / 850.89 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
79.05 sqm / 850.89 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
75.06 sqm / 808.15 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.05 sqm / 0.54 sqft

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

THE DRIVE, GOLDERS GREEN, NW11 9TL

*Newly refurbished 3 bedroom 2 Bathroom apartment on the first floor of this beautiful converted corner detached house in Golders Green, located only minutes from the many shops, cafes and restaurants of Golders Green Road and ONLY 0.2 mile to Brent Cross Underground station (Northern line).

*The flat boasts a high specification finish throughout and comprises a bright reception room with large bay window and wood effect luxury flooring, a fully fitted semi open plan (Kosher) kitchen with integrated dishwasher, double oven and two sinks.

*The main bedroom is with en-suite shower room, the 2 further bedrooms have fitted wardrobes and there is a modern family bathroom.

*Also included is a private fenced section of the rear garden is included with the apartment, and the flat includes air conditioning in all of the principal rooms, double glazing throughout

*There is one allocated off street parking space on the driveway.

*£695pw

*EPC band C

Energy performance certificate (EPC)

Flat 2 66 The Drive London NW11 9TL	Energy rating C	Valid until: 4 August 2031 Certificate number: 6200-7655-0132-7002-3893
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Property type	Mid-floor flat
Total floor area	84 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 C. It has the potential to be C.

[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		
69-80	C	72 c	72 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 0.17 W/m ² K	Very good
Roof	Average thermal transmittance 0.10 W/m ² K	Very good
Floor	Average thermal transmittance 0.10 W/m ² K	Very good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

The primary energy use for this property per year is 156 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

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 CO2
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This property produces	2.3 tonnes of CO2
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This property's potential production	2.3 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	£726
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	4465 kWh per year
Water heating	1932 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	Cristina Aloisio
Telephone	07513835700
Email	cristina.aloisio@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023991
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	5 August 2021
Date of certificate	5 August 2021
Type of assessment	SAP