

WOODSTOCK AVENUE, GOLDERS GREEN, NW11 £1,250,000, Freehold



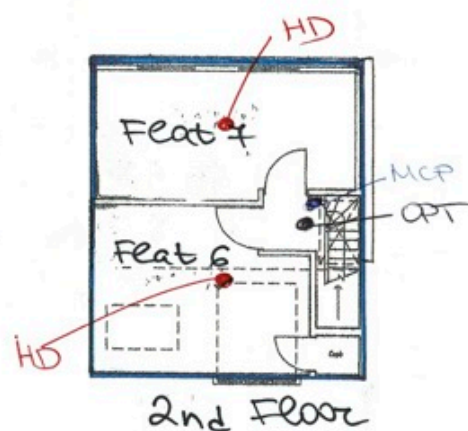
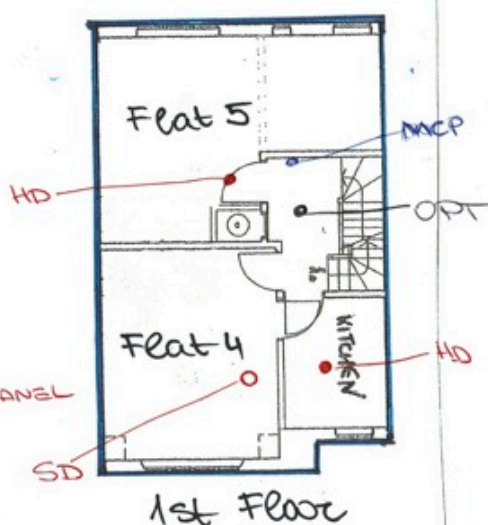
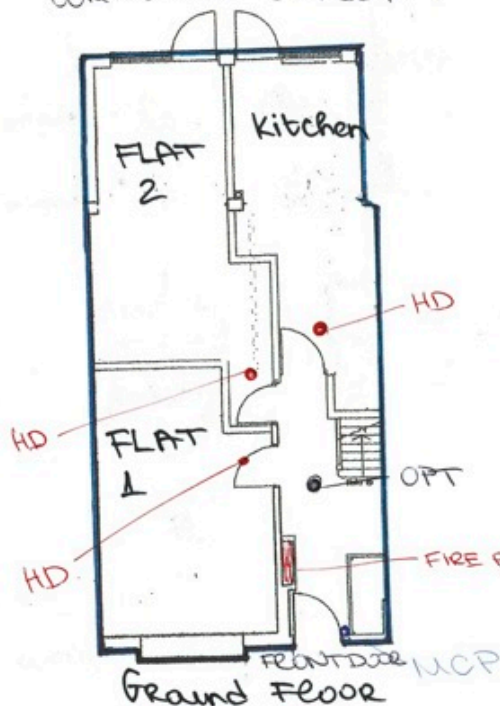
FREEHOLD HMO WITH COMMUNAL GARDEN FOR SALE

Dreamview Estates have been asked exclusively to bring to the market this FREEHOLD HMO investment of 6 units over 3 floors in this terraced house currently all let with an annual income of almost £76,000 pa



- HEAT DETECTOR
- OPTICAL SMOKE DETECTOR
- MANUAL CALL POINT
- SMOKE DETECTOR

COMMUNAL GARDEN



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

WOODSTOCK AVENUE, LONDON NW11 9RL

FREEHOLD HMO FOR SALE WITH COMMUNAL GARDENS

Dreamview Estates have been asked EXCLUSIVELY to bring to the market this FREEHOLD HMO investment of 6 SC units currently all let with an annual gross income of approx £76000 PA

The property is near the junction with Wessex Way so well located for local shops and transport. Brent Cross is the nearer station but Golders Green is also in easy walking distance

The property has been well maintained by the current owners and has all the required up to date Gas Safety and Electrical Certificates. EPCs are also in date to OCTOBER 2025 ALL UNITS ARE IN BAND C

The property consists of 6 units with ensuite shower rooms, 2 communal kitchens (although most of the tenants have their own kitchen facilities within their demise) of which one kitchen area is on the ground floor leading to the communal garden,

All 6 units are rented out on ASTs all with signed leases some of which are on rolling periodical contracts with all inclusive rents other than council tax

Room 1 – £975 pm - Periodical
Room 2 - £1280.46pm- Periodical
Room 3 - Communal Kitchen
Room 4 – £1150pm - To 02-09-22
Room 5 - £975 pm - Periodical
Room 6 - £975pm - To 26-09-22
Room 7 - £967.42 - Periodical

ALL UNITS HAVE SEPARATE COUNCIL TAX BANDS - ALL ARE A

This is a good, well run investment property and based on the asking price of £1,250,000 it is showing about a 6% GROSS return

Viewings can be arranged by appointment only with 24 hour notice

Please contact EXCLUSIVE AGENTS - DREAMVIEW ESTATES- 020 8455 0055

Energy performance certificate (EPC)

Flat 1
115 Woodstock Avenue
LONDON
NW11 9RL

Energy rating

C

Valid until:

7 October 2025

Certificate number: 9338-2898-7004-9605-1461

Property type

Ground-floor flat

Total floor area

14 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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 372 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 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 CO₂

This property produces 0.9 tonnes of CO₂

This property's potential production 0.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.2 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (71) to C (75).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£50

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

[\(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Estimated yearly energy cost for this property	£298
Potential saving	£49

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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

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	2132 kWh per year
Water heating	960 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	1008 kWh per year

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	Shmuel Heisz
Telephone	02084587444
Email	shmuel@cecenergy.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID205616
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	8 October 2015
Date of certificate	8 October 2015
Type of assessment	RdSAP