

WEST AVENUE, HENDON, NW4
£1,495,000, Freehold



LARGE 5 BEDROOM 4 BATHROOM HOUSE SET OUT OVER 3 FLOORS AND OF SOME 2491 SQ FT/ 231 SQ MT IN THIS PRIME LOCATION OFF BRENT ST IN THE HEART OF HENDON AND IN WALKING DISTANCE TO HENDON PARK AND HENDON CENTRAL STATION





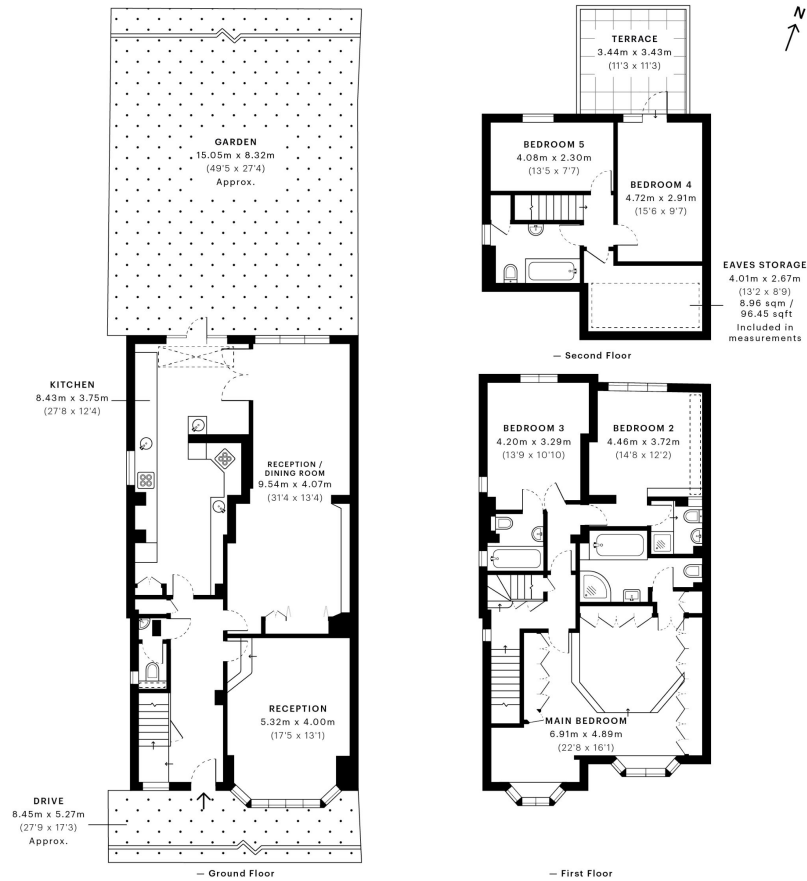


West Avenue, NW4

CAPTURE DATE 26/05/2022 LASER SCAN POINTS 214,562,038

GROSS INTERNAL AREA

231.44 sqm / 2491.20 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
231.44 sqm / 2491.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
205.28 sqm / 2209.62 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
11.79 sqm / 126.91 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
7.12 sqm / 76.64 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 240.73 sqm / 2591.20 sqft
IPMS 3C RESIDENTIAL 228.37 sqm / 2456.15 sqft

SPEC ID 628393f007a8c00dd56ad4ac

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

WEST AVENUE HENDON, NW4 2LL

*DREAMVIEW ESTATES HAVE BEEN INSTRUCTED AS SOLE AGENTS ON THIS LARGE 5 BEDROOM 4 BATHROOM HOUSE ON 3 FLOORS AND OF SOME 2491 SQ FT/ 231 SQ MT IN THIS PRIME LOCATION OFF BRENT ST IN THE HEART OF HENDON AND IN WALKING DISTANCE TO HENDON PARK AND HENDON CENTRAL STATION

*THE HOUSE OFFERS GOOD SIZE ACCOMMODATION WITH AN EXTREMELY LARGE GROUND FLOOR IDEAL FOR ENTERTAINING WITH A GUEST CLOAKROOM

*THERE IS A VERY LARGE 27' X 12' L SHAPE KITCHEN DINER AND A 31' REAR RECEPTION PLUS A SEPARATE FRONT ROOM

*THE REAR GARDEN CAN BE REACHED FROM THE KITCHEN DOORS

*THE TOP FLOOR HAS A REAR ROOF TERRACE ACCESSED FROM BED 4

*THERE IS THE BENEFIT OF GAS CENTRAL HEATING, DOUBLE GLAZING AND OFF STREET PARKING WITH A FRONT ELECTRIC SOCKET

*OTHER FEATURES INCLUDE:-

*AIR CONDITIONING IN MOST ROOMS

*ALARM SYSTEM THROUGHOUT WHOLE PROPERTY

*ELECTRIC SECURITY SHUTTERS FOR SIDE AND REAR WINDOWS AND DOORS OF GROUND FLOOR

*VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH SOLE AGENTS-DREAMVIEW ESTATES

*PLEASE CALL US ON 020 8455 0055

*PRICE £1,495,000 FREEHOLD

*COUNCIL TAX BAND F = £2456.99 (2022/3)

*EPC RATING BAND C

*SOLE AGENT

Energy performance certificate (EPC)

5, West Avenue
LONDON
NW4 2LL

Energy rating

C

Valid until:

23 June 2024

Certificate number: 2678-0061-7286-0694-2980

Property type

Semi-detached house

Total floor area

230 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 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.

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		84 B
69-80	C	72 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 139 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is D. 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
-------------------------------	-----------------------------

This property produces	6.1 tonnes of CO ₂
------------------------	-------------------------------

This property's potential production	3.5 tonnes of CO ₂
--------------------------------------	-------------------------------

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.6 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 (72) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£225
2. Floor insulation	£800 - £1,200	£55
3. Low energy lighting	£100	£78
4. Solar photovoltaic panels	£9,000 - £14,000	£250

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	£1364
Potential saving	£358

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](#)

(<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

Type of heating	Estimated energy used
Space heating	21482 kWh per year
Water heating	2753 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	5286 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	Naphtali Lewis
Telephone	020 8458 7444
Email	n.lewis@cecenergy.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID203288
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	23 June 2014
Date of certificate	24 June 2014
Type of assessment	RdSAP