

BRENTVIEW HOUSE, NORTH CIRCULAR ROAD, HENDON, NW11 £495,000, Leasehold



VERY LARGE FOUR BEDROOM FLAT ON 2ND FLOOR
IN REFURBISHED MANSION BLOCK WITH LIFT ON
BORDERS OF HENDON AND GOLDERS GREEN WITH
A SHARE OF FREEHOLD

*A HUGE RESIDENCE THAT COULD BE IDEAL FOR A
LARGE FAMILY. OR AS A BUY TO LET INVESTMENT

*NB: THE BUILDING IS FRONTING THE NORTH
CIRCULAR ROAD AND PHOTOS TAKEN PRIOR TO
CURRENT RENTAL

*PRICE REDUCED!!







BRENTVIEW HOUSE
TOTAL APPROX. FLOOR AREA 1160 SQ.FT. (107.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Long Description

BRENTVIEW HOUSE, NORTH CIRCULAR ROAD, BETWEEN HENDON AND GOLDERS GREEN, NW11 9LE

* PHOTOS TAKEN PRIOR TO CURRENT RENTAL

*WE ARE PLEASED TO OFFER THIS VERY LARGE 4 BEDROOM FLAT OF SOME 1160 SQ FT/107 SQ MT FOR SALE IN THIS REFURBISHED MANSION BLOCK RIGHT ON BORDERS OF HENDON AND GOLDERS GREEN.

*THE FLAT OFFERS SPACIOUS ACCOMMODATION WITH A GOOD SIZED ROOMS, KITCHEN AND GAS CENTRAL HEATING AND IS IN GENERALLY GOOD DECORATIVE CONDITION WITH FITTED CARPETS.

*THE BLOCK, WHICH BACKS BRENT PARK, PROVIDES A LIFT AND THE FLAT HAS AN ALLOCATED PARKING SPACE TO THE REAR

*THIS HUGE PROPERTY COULD SUIT A LARGE FAMILY. OR BE A BUY TO LET INVESTMENT

*PLEASE NOTE:

WE WOULD POINT OUT THAT THE BUILDING IS FRONTING THE A406 NORTH CIRCULAR ROAD.

*PRICE £525,000 LEASEHOLD WITH SHARE OF FREEHOLD

*NOW REDUCED TO ONLY £495,000

*Lease: 120 years from 17 Dec 2000 (98 Years Remain) with Share of Freehold

*Ground Rent: £20 pa

*Service Charge: £2150 pa

*Council Tax Band C

*EPC Band C

*NB PHOTOS TAKEN PRIOR TO CURRENT RENTAL

Energy performance certificate (EPC)

Flat 5
Brent View House
North Circular Road
LONDON
NW11 9LE

Energy rating

C

Valid until: 28 June 2032

Certificate number: 0350-2234-9160-2722-8781

Property type

Mid-floor flat

Total floor area

93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 179 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
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This property produces	2.9 tonnes of CO2
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This property's potential production	1.7 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.2 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 (72) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£214

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£655
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Potential saving	£213
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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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

[Find ways to save energy in your home.](#)

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
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Space heating	8376 kWh per year
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Water heating	2036 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	5014 kWh per year
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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	Robert Phillips
Telephone	0203 774 5614
Email	robert@theepcgroup.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008538
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	24 June 2022
Date of certificate	29 June 2022
Type of assessment	RdSAP