

HIGHFIELD AVENUE, GOLDERS GREEN, NW11

Offers in excess of £1,050,000, Freehold



DREAMVIEW ESTATES HAVE BEEN PRIVILEGED WITH THE INSTRUCTIONS TO LIST THIS LOVELY WELL MAINTAINED AND EXTENDED, GOOD SIZE SEMI DETACHED HOUSE OF SOME 1671 SQ FT/ 157 SQ MT SITUATED IN POPULAR RESIDENTIAL LOCATION ONLY A FEW SECONDS FROM BRENT CROSS STATION AND OTHER LOCAL FACILITIES

*OFFERS INVITED IN EXCESS OF £1,050,000 stc





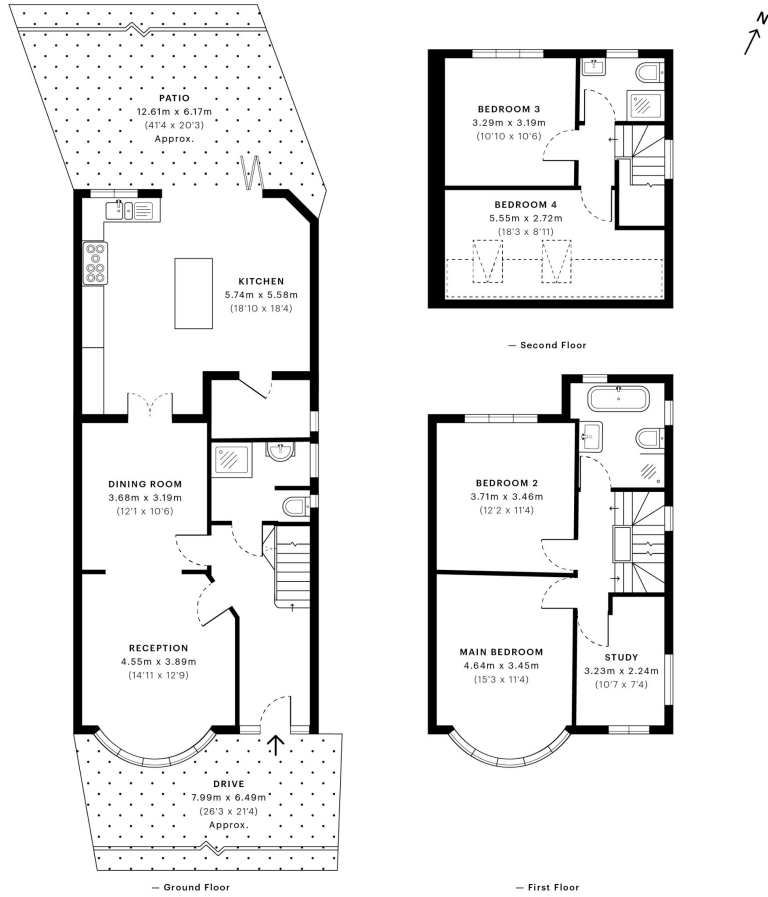


Highfield Avenue, NW11

CAPTURE DATE 19/05/2022 LASER SCAN POINTS 134,112,457

GROSS INTERNAL AREA

157.55 sqm / 1695.85 sqft



	GROSS INTERNAL AREA (GIA) The footprint of the property 157.55 sqm / 1695.85 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 145.25 sqm / 1563.46 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 4.60 sqm / 49.51 sqft
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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 153.66 sqm / 1653.98 sqft
 IPMS 3C RESIDENTIAL 146.69 sqm / 1578.96 sqft
 SPEC ID 627ce7f279226b0e574c845c

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

HIGHFIELD AVENUE, GOLDERS GREEN, NW11 9TU

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*THIS LOVELY FAMILY HOME IS SET OUT OVER 3 FLOORS WITH 5 BEDROOMS AND 3 BATHROOMS (1 ON GROUND FLOOR)

*THE GROUND FLOOR HAS BEEN EXPERTLY EXTENDED AND PROVIDES 2 MAIN RECEPTION ROOMS, A HUGE 19' X 17' FITTED KITCHEN/BREAKFAST ROOM WITH A SEPARATE UTILITY ROOM PLUS THE FULL SIZE SHOWER ROOM/AC

*THE 3 BEDROOMS ON THE FIRST FLOOR ARE SERVED BY A FAMILY BATHROOM WITH THE 2 TOP FLOOR BEDROOMS HAVING A SHOWER ROOM

*OUTSIDE THERE IS A FAMILY FRIENDLY, EASY TO MAINTAIN GARDEN, OFF STREET PARKING FOR TWO CARS TO THE FRONT AND AN ELECTRIC CHARGING POINT

THIS LOVELY HOME HAS BEEN WELL CARED FOR BY THE PRESENT OWNERS IS IN GOOD DECORATIVE CONDITION AND PROVIDES SPACIOUS ACCOMMODATION AND MAKES A LOVELY READY TO MOVE INTO FAMILY HOME IN A SUPER LOCATION.

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*COUNCIL TAX BAND F - £2456.99 (2022/23)

*EPC BAND C

*VIEWING IS VERY STRICTLY BY APPOINTMENT ONLY VIA OWNERS' SOLE AGENTS

*PLEASE CALL DREAMVIEW ESTATES ON 020 8455 0055

Energy performance certificate (EPC)

93 Highfield Avenue
LONDON
NW11 9TU

Energy rating

C

Valid until: **18 May 2032**

Certificate number: **9062-3016-0205-3002-5204**

Property type

Semi-detached house

Total floor area

155 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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)	Very good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Very 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	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 188 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 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

This property produces 5.1 tonnes of CO2

This property's potential production 3.0 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.1 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 (69) to B (82).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£165
2. Floor insulation (suspended floor)	£800 - £1,200	£43
3. Solar photovoltaic panels	£3,500 - £5,500	£348

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	£1034
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Potential saving	£209
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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](#).

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
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Space heating	16165 kWh per year
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Water heating	2322 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	136 kWh per year
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Solid wall insulation	3842 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	Michael Gibber
Telephone	07843698991
Email	peninsulasurveys@me.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020438
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	16 May 2022
Date of certificate	19 May 2022
Type of assessment	RdSAP
