

**THE VALE, GOLDERS GREEN, NW11**  
**£3,600 per month, For long let**



Luxury three bedroom flat to let in Golders Green.

Lift, lovely garden, Balcony, under floor heating double glazed windows, fully fitted kitchen, Tilled and wooden floors, two fully tiled bathrooms (one is En-Suite), off street parking



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## Long Description

Luxury three bedroom first floor flat with a lift to let in Golders Green.

The flat benefits from a lovely garden, Balcony, under floor heating double glazed windows, fully fitted kitchen, lift, Tilled and wooden floors, two fully tiled bathrooms (one is En-Suite), off street parking and is located 5 minutes walk to Golders Green underground station.

Available 2309/23.

# Energy performance certificate (EPC)

Flat 2 8 The Vale LONDON NW11 8SG	Energy rating <b>C</b>	Valid until: <b>20 March 2032</b>
		Certificate number: <b>9020-9075-0185-8206-0283</b>

**Property type**

Mid-floor flat

**Total floor area**

112 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 rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully triple glazed	Good
Main heating	Air source heat pump, underfloor, electric	Poor
Main heating control	Time and temperature zone control	Very good

Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Of	(another dwelling above)	N/A
Or	(another dwelling below)	N/A
Secondary heating	None	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

## Primary energy use

The primary energy use for this property per year is 103 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£724 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £40 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2022 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 3,118 kWh per year for heating
- 2,475 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

# Carbon emissions

**An average household produces** 6 tonnes of CO<sub>2</sub>

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**This property produces** 2.0 tonnes of CO<sub>2</sub>

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**This property's potential production** 1.9 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

changes you could make

[Do I need to follow these steps in order?](#)

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## Step 1: Heat recovery system for mixer showers

Typical installation cost £585 - £720

Typical yearly saving £40

Potential rating after completing step  81 B

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## Help paying for energy improvements

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

## More ways to save energy

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

How to contact about this certificate

## Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Elliott Warwick

Telephone 07916 127733

Email [elliottwarwick@dipdea.com](mailto:elliottwarwick@dipdea.com)

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## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Qidos Limited



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<b>Assessor's ID</b>	QUID205001
<b>Telephone</b>	01225 667 570
<b>mail</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

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## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	18 March 2022
<b>Date of certificate</b>	21 March 2022
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

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### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [ihc.digital-services@levellingup.gov.uk](mailto:ihc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">8729-6231-9460-9001-5996 (/energy-certificate/8729-6231-9460-9001-5996)</a>
<b>Expired on</b>	19 September 2021

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