

# 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 tilled 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 tilled 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

C

Valid until: 20 March 2032

Certificate number:

9020-9075-0185-8206-0283

roperty type

Mid-floor flat

otal floor area

112 square metres

#### iles on letting this property

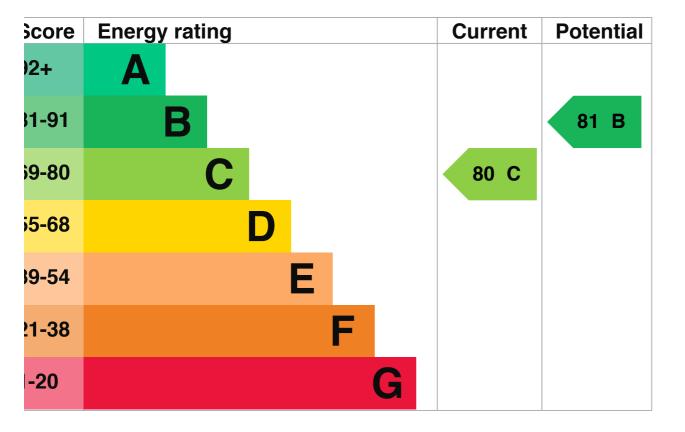
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-perty-minimum-energy-efficiency-standard-landlord-guidance).

#### nergy rating and score

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

e how to improve this property's energy efficiency.



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

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

r properties in England and Wales:

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

#### eakdown of property's energy performance

## eatures in this property

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

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

ature	Description	Rating
الد	Cavity wall, as built, insulated (assumed)	Good
ndow	Fully triple glazed	Good
in heating	Air source heat pump, underfloor, electric	Poor
in heating control	Time and temperature zone control	Very good

t water	From main system	Poor
phting	Low energy lighting in all fixed outlets	Very good
of	(another dwelling above)	N/A
or	(another dwelling below)	N/A
condary heating	None	N/A

### ow and zero carbon energy sources

w and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as we cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Air source heat pump

### rimary energy use

e primary energy use for this property per year is 103 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### ow this affects your energy bills

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

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

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

#### leating this property

timated energy needed in this property is:

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

#### pact on the environment

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

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the vironment.

# arbon emissions

n average household produces	6 tonnes of CC
his property produces	2.0 tonnes of CC
his property's potential production	1.9 tonnes of CC

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

Do I need to follow these steps in order?

# tep 1: Heat recovery system for mixer showers

pical installation cost	£585 - £72
pical yearly saving	£4
otential rating after completing step	81 B

# elp paying for energy improvements

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

#### lore ways to save energy

1d ways to save energy in your home.

ho to contact about this certificate

# ontacting the assessor

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

ssessor's name	Elliott Warwick
elephone	07916 127733
mail	elliottwarwick@dipdea.com

#### ontacting the accreditation scheme

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

ccreditation scheme

**Quidos Limited** 

ssessor's ID	QUID205001
elephone	01225 667 570
mail	info@quidos.co.uk

# bout this assessment

ssessor's declaration	No related party
ate of assessment	18 March 2022
ate of certificate	21 March 2022
/pe of assessment	► <u>RdSAP</u>

#### ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:hc.digital-services@levellingup.gov.uk">hc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	8729-6231-9460-9001-5996 (/energy-
	certificate/8729-6231-9460-9001-5996)

xpired on 19 September 2021