

DUNSTAN ROAD, GOLDERS GREEN, NW11
£1,550,000, Freehold



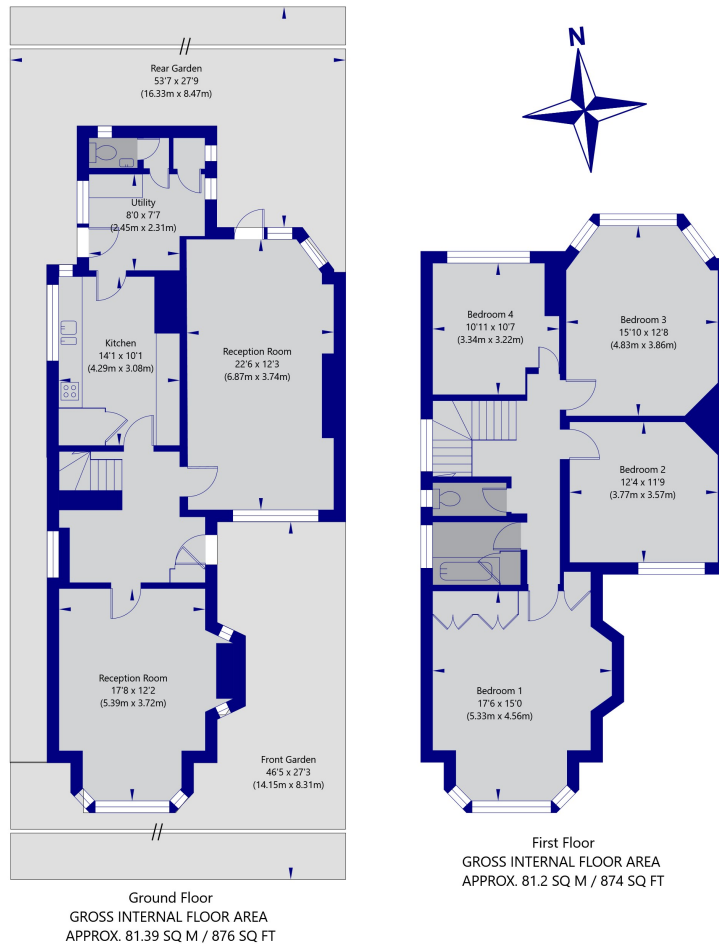
DREAMVIEW ESTATES HAVE BEEN INSTRUCTED AS JOINT SOLE AGENTS TO LIST THIS LARGE SEMI DETACHED HOME MEASURING SOME 1750 SQ FT/ 162.5 SQ MT

*THE HOUSE IS SITUATED IN PRIME RESIDENTIAL LOCATION IN THE VERY HEART OF GOLDERS GREEN AND ONLY A FEW MINUTES WALK FROM GOLDERS GREEN STATION ALL THE LOCAL FACILITIES AND TRANSPORTATION. GOLDERS HILL PARK IS LITERALLY ONLY MINUTES AWAY





Dunstan Road, London, NW11 8AA



APPROXIMATE GROSS INTERNAL FLOOR AREA 162.59 SQ M / 1750 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Long Description

DUNSTAN ROAD, GOLDERS GREEN, NW11 8AA

*DREAMVIEW ESTATES HAVE BEEN INSTRUCTED AS JOINT SOLE AGENTS TO LIST THIS LARGE SEMI DETACHED HOME OF SOME 1750 SQ FT/ 162.5 SQ MT IN A MUCH SOUGHT AFTER LOCATION

*THE HOUSE IS SITUATED IN PRIME RESIDENTIAL LOCATION IN THE VERY HEART OF GOLDERS GREEN AND ONLY A FEW MINUTES WALK FROM GOLDERS GREEN STATION ALL THE LOCAL FACILITIES AND TRANSPORTATION. GOLDERS HILL PARK IS LITERALLY ONLY MINUTES AWAY

*THIS IS A LARGE HOME WITHN LOTS OF SCOPE IN A PRIME RESIDENTIAL LOCATION IN THE HEART OF THE AREA SET OUT OVER ONLY 2 FLOORS WITH 4 BEDROOMS BATHROOM AND WC ON THE FIRST FLOOR

*THERE IS A LARGE MAIN REAR RECEPTION ROOM, A FRONT DINING ROOM, KITCHEN AND UTILITY ROOM WITH GUEST WC ON THE GROUND FLOOR

*THERE IS A GOOD SIZE REAR GARDEN OF OVER 50'

*HE HOUSE WILL REQUIRE MODERNISATION AND UPDATING PLUS THERE IS SCOPE FOR FURTHER EXTENSION IF REQUIRED, ESPECIALLY TO THE REAR AND POSSIBLY INTO THE LARGE LOFT SPACE, SUBJECT TO PLANNING PERMISSION.

*LOCATION NEAR THE CENTRE OF GOLDERS GREEN.

*THE PROPERTY HAS BEEN IN THE SAME FAMILY AND NOT BEEN IN THE MARKET FOR MANY YEARS SO PROVIDES A RARE OPPORTUNITY TO ACQUIRE A SOUGHT-AFTER HOME IN A VERY DESIRABLE AREA TO MAKE YOUR OWN AND A HOME NOT TO BE MISSED

*ASKING PRICE £1,550,000

*COUNCIL TAX BAND G - £2910 (2022/3)

*EPC BAND E

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

*PLEASE CALL DREAMVIEW ESTATES ON 020 8455 0055

Energy performance certificate (EPC)

24 Dunstan Road
LONDON
NW11 8AA

Energy rating

E

Valid until: **2 October 2032**

Certificate number: **0214-0220-4602-3109-0500**

Property type **Semi-detached house**

Total floor area **158 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 E. It has the potential to be C.

[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		
69-80	C		74 C
55-68	D		
39-54	E	43 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
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 74% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 367 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

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 10.2 tonnes of CO₂

This property's potential production is 4.5 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 5.7 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 E (43) to C (74).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£417
2. Floor insulation (suspended floor)	£800 - £1,200	£91
3. Draught proofing	£80 - £120	£19
4. Heating controls (TRVs)	£350 - £450	£67
5. Condensing boiler	£2,200 - £3,000	£140
6. Solar water heating	£4,000 - £6,000	£37
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£46
8. Solar photovoltaic panels	£3,500 - £5,500	£366

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.

[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	£1962
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Potential saving	£817
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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 \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

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	32880 kWh per year
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Water heating	2778 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	5565 kWh per year
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Solid wall insulation	10423 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	Elliott Warwick
Telephone	07916 127733
Email	elliottwarwick@dipdea.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID205001
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	29 September 2022
Date of certificate	3 October 2022
Type of assessment	RdSAP