

**HIGHFIELD AVENUE, GOLDERS GREEN, NW11
£269,950, Leasehold**



QUICK SALE WANTED!

DREAMVIEW ESTATES ARE DELIGHTED TO PRESENT THIS ONE BEDROOM FLAT IN A CONVERTED HOUSE IDEALLY LOCATED IN BRENT CROSS RIGHT OPPOSITE THE STATION

*IDEAL 1ST TIME PURCHASE OR POSSIBLE BUY TO LET OR AIR B&B INVESTMENT

*OFFERS INVITED IN EXCESS OF £250,000

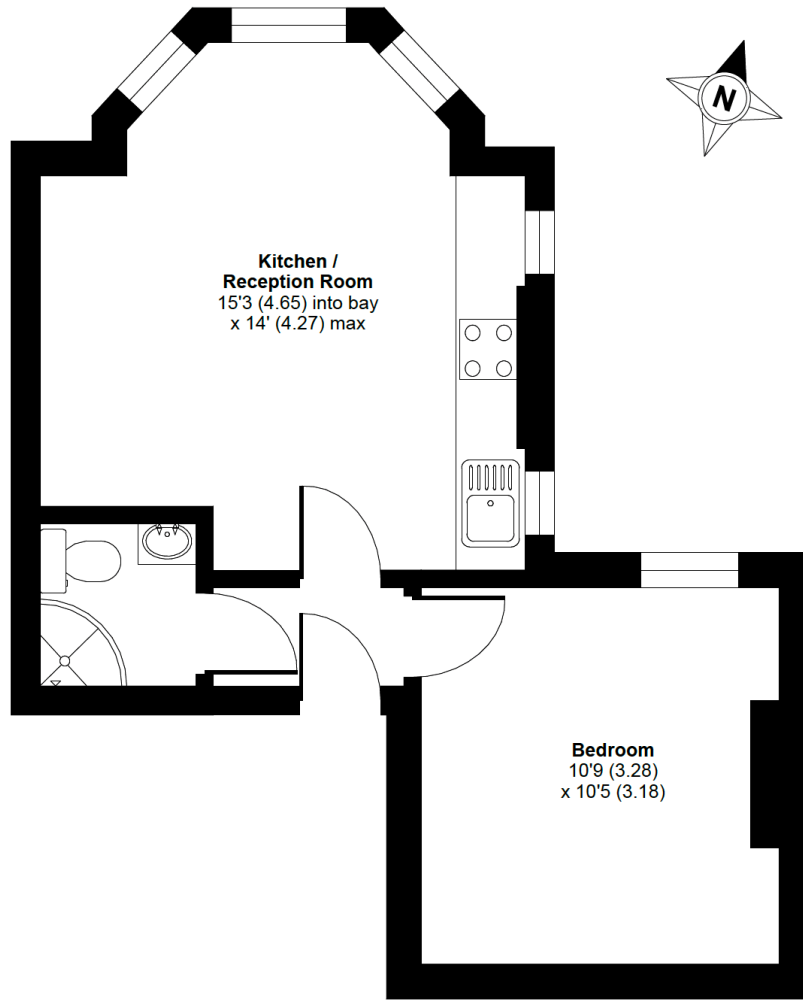




Flat 2, 58 Highfield Avenue, London, NW11 9UD

Approximate Area = 338 sq ft / 31.4 sq m

For identification only - Not to scale



FIRST FLOOR

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, NW11 9UD

*PRICE DROPPED FOR QUICK SALE!

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*1 BEDROOM FLAT RIGHT OPPOSITE THE STATION IN BRENT CROSS.

*THE FLAT BENEFITS FROM WOODEN FLOOR, DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING AND A TILED BATHROOM

*IT IS LOCATED 1 MINUTES WALK TO BRENT CROSS UNDERGROUND STATION AND CLOSE TO BRENT CROSS SHOPPING CENTRE

*THE FLAT WAS RECENTLY RENTED AND WE BELIEVE COULD ACHEIVE BETWEEN £1250-£1300 PCM SO MAY SUIT A BUT TO LET INVESTOR

*PRICE £279,950, LEASEHOLD

*OFFERS NOW INVITED IN EXCESS OF £250,000 !!!!!

*LEASE - 99 YEARS FROM 2007 (84 REMAIN)

*GROUND RENT: £50PA

*MAINTAINANCE CHARGE: £1600

*COUNCIL TAX - BAND B

*EPC - BAND D

Energy performance certificate (EPC)

Flat 2a 58 Highfield Avenue LONDON NW11 9UD	Energy rating D	Valid until: 14 June 2028 Certificate number: 9848-6016-7226-5588-6994
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Property type	Mid-floor flat
Total floor area	33 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 D. 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		79 C
55-68	D	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)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	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 288 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 CO ₂
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This property produces	1.7 tonnes of CO ₂
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This property's potential production	0.9 tonnes of CO ₂
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By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.8 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (68) to C (79).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£101
2. Low energy lighting	£15	£11
3. Heating controls (room thermostat and TRVs)	£350 - £450	£22
4. Condensing boiler	£2,200 - £3,000	£20

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	£423
Potential saving	£156

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<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

Space heating	3215 kWh per year
Water heating	1452 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	1772 kWh per year
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You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Mina Thompson
Telephone	07831499489
Email	mina.thompson@btinternet.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO000569
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	14 June 2018
Date of certificate	15 June 2018
Type of assessment	RdSAP