

**HAMILTON ROAD, GOLDERS GREEN, NW11
£675,000, Freehold**



DREAMVIEW ESTATES ARE INSTRUCTED TO OFFER THIS 3 BEDROOM TERRACED HOUSE NEEDING REFURBISHMENT BUT WITH LOTS OF POTENTIAL IN A POPULAR ROAD OFF HIGHFIELD AVENUE AND CLOSE TO LOCAL SHOPS AND TRANSPORT INCLUDING THE BRENT CROSS UNDERGROUND STATION





Hamilton Road, NW11



Approx. Gross Internal Area: 1177 ft² ... 109.3 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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

HAMILTON ROAD, GOLDERS GREEN, NW11 9EE

*DREAMVIEW ESTATES ARE INSTRUCTED TO OFFER THIS 3 BEDROOM TERRACED HOUSE WITH LOTS OF POTENTIAL IN A POPULAR ROAD OFF HIGHFIELD AVENUE AND CLOSE TO LOCAL SHOPS AND TRANSPORT INCLUDING THE BRENT CROSS UNDERGROUND STATION

*THE HOUSE IS SET OUT OVER 2 FLOORS AND OFFERS 1177 SQ FT/109 SQ MT OF ACCOMMODATION WITH 3 BEDROOMS, BATHROOM AND SEPARATE WC ON FIRST FLOOR

*GROUND FLOOR HAS 2 RECEPTION ROOMS 1 WITH A REAR CONSERVATORY AND THE KITCHEN PLUS A UTILITY ROOM BEHIND

*OUTSIDE THERE IS A REAR GARDEN APPROX 85'

*THE HOUSE IS IN NEED OF COMPLETE REFURBISHMENT WHICH IS REFLECTED IN THE REALISTIC ASKING PRICE

*ASKING PRICE £675,000 FREEHOLD

*COUNCIL TAX BAND E - £2079 (2022/23)

*EPC BAND D

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

*PLEASE CALL DREAMVIEW ESTATES ON 020 8455 0055

Energy performance certificate (EPC)

103 Hamilton Road
LONDON
NW11 9EE

Energy rating

D

Valid until: **30 November 2032**

Certificate number: **9340-2731-1290-2422-4201**

Property type

Mid-terrace house

Total floor area

102 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 D. 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		86 B
69-80	C		
55-68	D	67 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
Roof	Pitched, 100 mm loft insulation	Average
Window	Partial double glazing	Poor
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
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 215 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 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 CO₂

This property produces 3.9 tonnes of CO₂

This property's potential production 1.4 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.5 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 D (67) to B (86).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£118
2. Floor insulation (suspended floor)	£800 - £1,200	£39
3. Draught proofing	£80 - £120	£11
4. Solar water heating	£4,000 - £6,000	£48
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£41
6. 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	£835
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Potential saving	£257
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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>).

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	10889 kWh per year
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Water heating	2905 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	473 kWh per year
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Solid wall insulation	2705 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	29 November 2022
Date of certificate	1 December 2022
Type of assessment	RdSAP
