

SUNFLOWER COURT, GRANVILLE ROAD, GOLDERS GREEN, NW2 £525,000, Leasehold



A REALLY LOVELY NEWLY REFURBISHED, 2 BED 2 BATH FLAT WITH 2 BALCONIES!

*SUPER, MODERN, ENVIROMENTALLY FRIENDLY BLOCK WITH LIFT BUILT ONLY 10 YEARS AGO ON THE 1ST FLOOR WITH BALCONY AND UNDERGROUND PARKING.

*RESIDENTIAL AREA JUST OFF THE VALE, EASY ACCESS TO GOLDERS GREEN AND BRENT CROSS







FIRST FLOOR

SUNFLOWER COURT NW2
 TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only

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Long Description

SUNFLOWER COURT, GRANVILLE ROAD, NW2 2BF

*Granville Place, which includes SUNFLOWER COURT, was built in 2010 within easy walking distance from Golders Green Station (Zone 3 Northern Line).

*It was awarded for being the most Eco Friendly development of its time.

*The development is set around a series of beautifully landscaped communal courtyards and gardens. 64, one, two and three bedroom homes, all with balconies, patios or terraces have private access to these areas which are kept secure by CCTV, controlled access and secure underground parking. Each flat was contemporary designed for modern stylish living and finished with stone worktops in the kitchen and hardwood floors in all living areas.

*This two bedroom two bathroom 1ST floor apartment has been very well maintained with 2 PRIVATE balconies. It provides 809 SQ FT / 75 SQ MT of spacious accommodation.

*Granville Place in Child's Hill near Golders Green, London NW2, was a new, one of a kind development, which achieved the rare accolade of a Code Level 4 in sustainable housing design.

*It was also designed with the highest environmental standards, making it one of the most ecologically forward thinking developments in the UK that ensures minimum environmental impact and maximum sustainability. The design takes into account reduced carbon emissions, effective energy/water usage and conservation, sound waste management practices and use of environmentally friendly building materials.

*The area of Child's Hill is fashionable yet quiet with excellent access to Golders Green and popular historic Hampstead with its independent cafes, bars and shopping. Golders Hill Park and Hampstead heath are both within a short distance of Granville Place, offering large green areas for activities and relaxation. The mix of modern city life with a more relaxed family atmosphere gives the area a really unique feel. Golders Green tube station is close by and gives direct access to the Northern Line and central London, while the M1 and North Circular are close by, giving access to Hertfordshire and Heathrow.

*Early viewing of this luxury modern home is strongly advised.

*LEASE 983 YEARS REMAIN

*SERVICE CHARGES £2564.60 (Includes Insurance) 2019/20

*GROUND RENT £350 PA

*COUNCIL TAX BAND E

*EPC BAND

*PRICE £525,000 LEASEHOLD

Energy performance certificate (EPC)

Flat 14 Sunflower Court
173, Granville Road
LONDON
NW2 2BF

Energy rating

B

Valid until 10 March 2030

Certificate number

0262-2880-6270-2690-3801

Property type

Mid-floor flat

Total floor area

70 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 B. 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	84 B	84 B
69-80	C		
55-68	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.

The average energy rating and score for a property in England and Wales are D (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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very 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 87 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO₂
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This property produces	1.1 tonnes of CO₂
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This property's potential production	1.1 tonnes of CO₂
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By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 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

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use.](https://www.simpleenergyadvice.org.uk/)
(<https://www.simpleenergyadvice.org.uk/>)



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 £305

Potential saving £0

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 900 kWh per year

Water heating

2065 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	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 10 March 2020

Date of certificate 11 March 2020

Type of assessment ▶ [RdSAP](#)

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.