



























alexandra park is pleased to offer this HMO (Home Multiple Occupancy) six bed terrace house off Northolt Road in Central South Harrow with shopping area / Piccadilly Line Underground nearby. The property comprises: kitchen / diner, two upstairs bathrooms, gas central heating, upvc double glazing, rear garden & off street parking. Good rental income. No chain

entrance

storm porch, upvc double glazed door to:

hallway

coved ceiling, stairs to first floor landing, radiator, doors to:

room 1 14′ 6″ *x* 13′ 4″ (4.42*m x* 4.06*m*)

upvc front aspect double glazed bay window, coved ceiling, built in wardrobe, wall mounted sink, radiator

kitchen / diner 13' 8" x 12' 11" (4.17m x 3.94m)

comprising: range of wall units with matching base units with laminated worktops, breakfast bar, inset stainless steel single bowl single drainer sink unit with mixer tap, built in oven with gas hob & extractor over, space & plumbing for washing machine, wood effect laminate flooring, radiator, upvc rear aspect double glazed window, upvc double glazed door to garden

landing

coved ceiling, access to loft, built in airing cupboard, doors to:

room 3 14' 7" x 11' 5" (4.45m x 3.48m)

upvc front aspect double glazed bay window, coved ceiling, wood effect laminate flooring, wall mounted sink, radiator

room 4 11' 4" x 9' 11" (3.45m x 3.02m)

upvc rear aspect double glazed window, coved ceiling, wood effect laminate flooring, wall mounted sink, radiator

room 5 9' 4" x 6' 9" (2.84m x 2.06m)

upvc side aspect double glazed window, coved ceiling, wood effect laminate flooring, wall mounted sink, radiator

bathroom 1

white suite comrising: panelled bath with shower / filler mixer taps, wall mounted wash hand basin, low level close coupled wc, tiled walls, tiled floor, radiator, uovc front aspect double glazed window

bathroom 2

white suite comprisingpanelled bath, with shower / filler mixer taps, wall mounted wash hand basin, low level close coupled wc, fully tiled walls, tiled floor, radiator, upvc side aspect double glazed window

rear garden

approx 60', block paved area, enclosed panelled fencing

off street parking

block paved to front for 2 cars





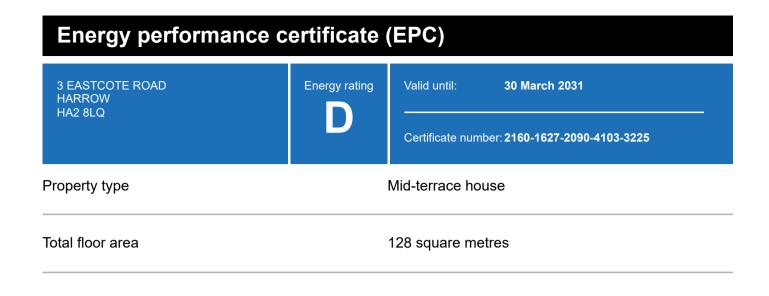












Rules on letting this property

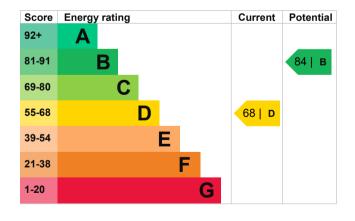
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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.

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 | Fully double glazed | Average |
| 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 197 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 4.5 tonnes of CO2

This property's potential 2.0 tonnes of CO2 production

By making the <u>recommended changes</u>, 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 rating

Follow these steps to improve the energy rating and score.

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000 | £180 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £45 |
| 3. Solar water heating | £4,000 - £6,000 | £45 |
| 4. Solar photovoltaic panels | £3,500 - £5,500 | £340 |

Paying for energy improvements

You 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 you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

| Estimated yearly energy cost for this property | £965 |
|--|------|
| Potential saving if you complete every step in order | £270 |

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.

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 | |
|---|------------------------|--|
| Space heating | 14118 kWh per year | |
| Water heating | 2863 kWh per year | |
| Potential energy savings by installing insulation | | |
| Type of insulation | Amount of energy saved | |
| Loft insulation | 592 kWh per year | |
| Solid wall insulation | 4171 kWh per year | |

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Omar Nazir
Telephone 07793046277

Email <u>omar.nazir84@gmail.com</u>

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID207080
Telephone 01225 667 570
Email info@guidos.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
27 March 2021
31 March 2021

RdSAP