

**BRIDGE LANE, TEMPLE FORTUNE, NW11
£1,500,000, Freehold**



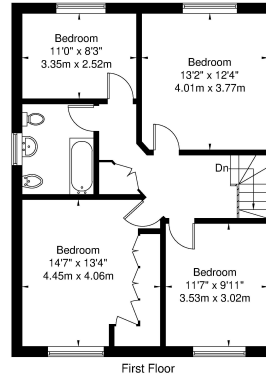
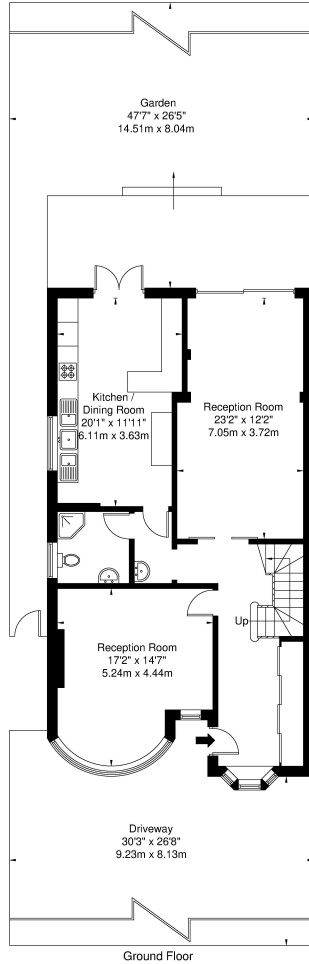
DREAMVIEW ESTATES HAVE BEEN PRIVALEGDED WITH THE INSTRUCTIONS TO LIST THIS LARGE 4 BEDROOM SEMI DETACHED HOME OF SOME 1785 SQ FT/ 166 SQ MT SITUATED IN THIS PRIME RESIDENTIAL LOCATION IN THE VERY HEART OF THE SOUGHT-AFTER TEMPLE FORTUNE.

***SOLE AGENTS ! *SOLE AGENTS ! *SOLE AGENTS ! *SOLE AGENTS !**



Bridge Lane NW11 0EJ

Approx. Gross Internal Area = 165.9 sq m / 1785 sq ft



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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Long Description

BRIDGE LANE, TEMPLE FORTUNE, GOLDERS GREEN, NW11 0EJ

*DREAMVIEW ESTATES HAVE BEEN PRIVILEGED WITH THE INSTRUCTIONS TO LIST THIS LARGE SEMI DETACHED HOME OF SOME 1785 SQ FT/ 166 SQ MT SITUATED IN THIS PRIME RESIDENTIAL LOCATION IN THE VERY HEART OF THE SOUGHT-AFTER TEMPLE FORTUNE.

*THIS SPACIOUS SEMI DETACHED DOUBLE FRONTED HOME IN A PRIME RESIDENTIAL LOCATION SET OUT OVER ONLY 2 FLOORS WITH 4 BEDROOMS AND A BATHROOM/WC

ON THE GROUND FLOOR THERE IS A LARGE EXTENDED REAR MAIN RECEPTION ROOM A FRONT RECEPTION 20' X 12' KITCHEN/BREAKFAST ROOM (WITH SUCCAH ROOF) AND GUEST SHOWER ROOM/WC.

THERE IS A GOOD SIZE 47' X 26' REAR GARDEN WHICH OFFERS SCOPE FOR FURTHER EXTENSION IF REQUIRED ESPECIALLY TO THE REAR. ALSO, ONE COULD EASILY EXTEND INTO THE LARGE LOFT SPACE, SUBJECT TO PERMITTED DEVELOPMENT AND PLANNING PERMISSION.

THE PROPERTY PROVIDES SPACIOUS ACCOMMODATION AND WOULD MAKE A LOVELY FAMILY HOME IN A SUPER LOCATION.

THIS HOME HAS NOT BEEN IN THE MARKET FOR SOME YEARS AND MAKES A GREAT OPPORTUNITY TO ACQUIRE A SOUGHT-AFTER HOME IN A VERY DESIRABLE AREA AND LOTS OF POTENTIAL TO MAKE A FINE FAMILY HOME

ASKING PRICE £1,500,000

COUNCIL TAX BAND G - £3060.26 (2023/24)

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

PLEASE CALL DREAMVIEW ESTATES ON 020 8455 0055

Energy performance certificate (EPC)

72 Bridge Lane LONDON NW11 0EJ	Energy rating E	Valid until: 16 April 2033
		Certificate number: 0947-0220-4707-1300-0800

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 B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Room thermostat only	Poor
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 327 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 9.2 tonnes of CO₂

This property's potential production 2.5 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£316
2. Internal or external wall insulation	£4,000 - £14,000	£286
3. Floor insulation (suspended floor)	£800 - £1,200	£78
4. Increase hot water cylinder insulation	£15 - £30	£22
5. Hot water cylinder thermostat	£200 - £400	£59
6. Heating controls (programmer and TRVs)	£350 - £450	£35
7. Condensing boiler	£2,200 - £3,000	£153
8. Solar water heating	£4,000 - £6,000	£40
9. Solar photovoltaic panels	£3,500 - £5,500	£342

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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	£1748
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Potential saving if you complete every step in order	£989
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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.

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	23407 kWh per year
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Water heating	4868 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	5851 kWh per year
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Solid wall insulation	5308 kWh per year
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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	Arje Franzos
Telephone	02084587444
Email	arje@cecenergy.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207881
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	17 April 2023
Date of certificate	17 April 2023
Type of assessment	RdSAP
