

THE RIDGEWAY, GOLDERS GREEN, NW11
Offers in excess of £1,500,000, Freehold



Dreamview Estates have been instructed to sell this substantial 4 bedroom semi detached house in a highly popular location in Golders Green & only a few minutes walk from Golders Green Station.

*Houses in the location are rarely available and early viewing is advised





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

THE RIDGEWAY, GOLDERS GREEN, NW11 8PR

*We have been instructed as Joint Sole Agents to sell this substantial 4 bedroom semi detached house in a prime location in Golders Green & only a few minutes walk from Golders Green Station. The house offers over 1800 sq ft/170 sq mt of accommodation needing refurbishment but with lots of potential

* Accommodation comprises:-

* A spacious entrance hallway, large front room, good size dining room, spacious morning room / kitchen area and guest wc on ground floor.

*The first floor provides 4 large bedrooms, bathroom with separate wc

*The property is vacant so can be chain free sale

*OFFERS INVITED IN EXCESS OF £1,500,000 FREEHOLD

* Council Tax Band G

* EPC Band D

Energy performance certificate (EPC)

47 The Ridgeway
LONDON
NW11 8QP

Energy rating

D

Valid until: **12 December 2032**

Certificate number: **9528-3922-2202-1192-6204**

Property type **Semi-detached house**

Total floor area **171 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 rating and score

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

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 65% of fixed outlets	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 223 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 C.

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 6.7 tonnes of CO₂

This property's potential production is 3.3 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£342
2. Floor insulation (suspended floor)	£800 - £1,200	£79
3. Low energy lighting	£30	£36
4. 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 \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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	£1368
Potential saving if you complete every step in order	£457

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	24007 kWh per year
Water heating	2093 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	753 kWh per year
Solid wall insulation	8360 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	David Down
Telephone	07713 632567
Email	davedown67@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	12 December 2022
Date of certificate	13 December 2022
Type of assessment	RdSAP