34 Golders Green Road
London
NW11 8LL

DREAMVIEW ESTATES

(020) 8455 0055

SOMERSET ROAD, HENDON CENTRAL, NW4
£2,800 per month, For long let

DREAMVIEW ESTATES are delighted to offer this 4 bedroom 2 bathroom house to let in Hendon Central.

Long Description

DREAMVIEW ESTATES are delighted to offer this 4 bedroom 2 bathroom house to let in Hendon Central. The house consists of 2 reception areas, Separate fully fitted kitchen. The house also features carpets in bedrooms, Two bathrooms and a garden, ground floor WC, parking on the driveway and is located 10 minutes walk to Hendon Central.
Available 15/06/23

Energy performance certificate (EPC)

12 Somerset Road LONDON NW4 4EL	Energy rating **D**	Valid until: **5 July 2032** Certificate number: **0350-2365-7130-2002-0805**

roperty type	Mid-terrace house
otal floor area	111 square metres

ules on letting this property

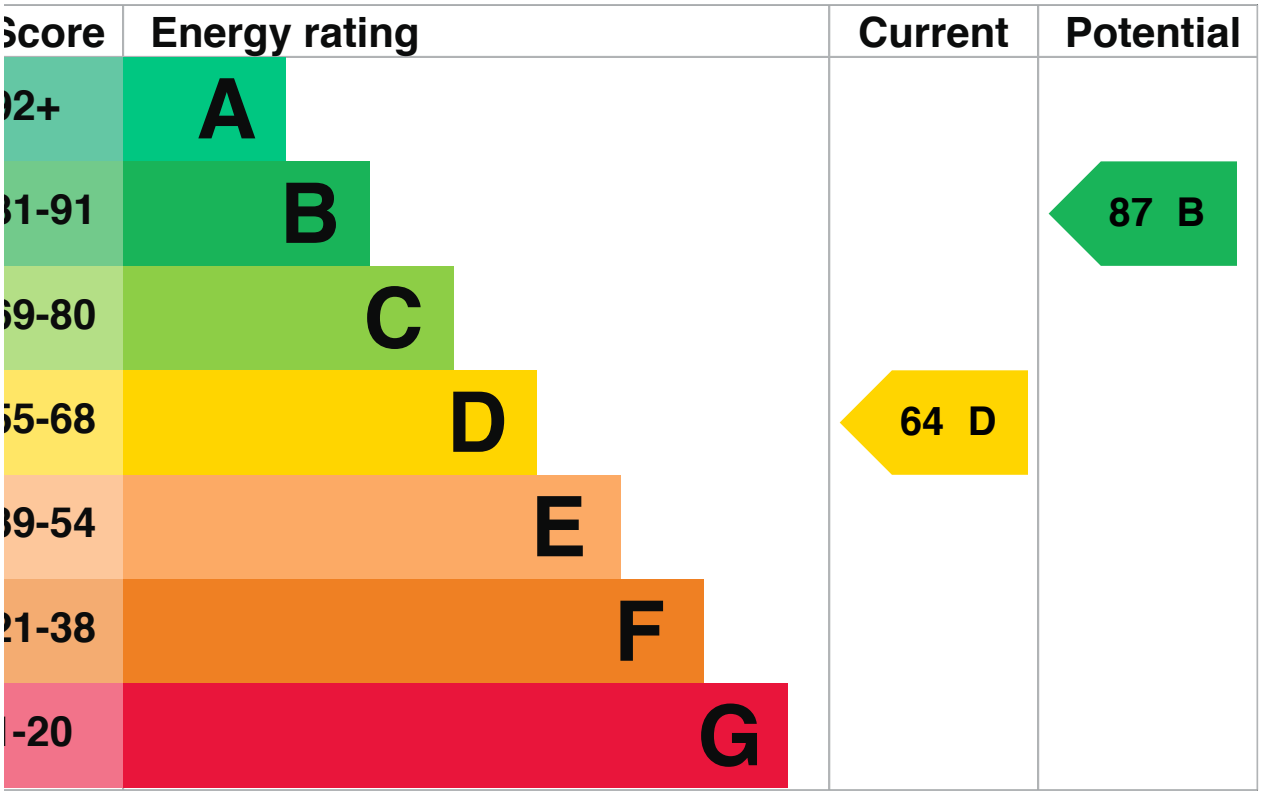
operties can be let if they have an energy rating from A to E.

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

nergy rating and score

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

e how to improve this property's energy efficiency.



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

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills a ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

eakdown of property's energy performance

eatures in this property

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

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

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Very poor
all	Cavity wall, as built, insulated (assumed)	Good
oof	Pitched, 100 mm loft insulation	Average
oof	Roof room(s), insulated (assumed)	Good

ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Average
ghting	Low energy lighting in all fixed outlets	Very good
oor	Suspended, no insulation (assumed)	N/A
oor	Suspended, insulated (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 228 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

ow this affects your energy bills

average household would need to spend **£904 per year on heating, hot water and lighting** in this property. These costs ually make up the majority of your energy bills.

u could **save £338 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts ating, hot water and lighting.

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eating this property

timated energy needed in this property is:

- 9,595 kWh per year for heating
- 2,928 kWh per year for hot water

aving energy by installing insulation

ergy you could save:

- 208 kWh per year from loft insulation
- 1,490 kWh per year from solid wall insulation

lore ways to save energy

nd ways to save energy in your home.

nvironmental impact of this property

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

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

arbon emissions

n average household produces	6 tonnes of CO
his property produces	4.5 tonnes of CO
his property's potential production	1.5 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use ferent amounts of energy.

hanges you could make

Do I need to follow these steps in order?

tep 1: Internal or external wall insulation

ypical installation cost	£4,000 - £14,00
ypical yearly saving	£8
otential rating after completing step 1	68 D

tep 2: Floor insulation (suspended floor)

ypical installation cost	£800 - £1,20
ypical yearly saving	£2
otential rating after completing steps and 2	69 C

tep 3: Replace boiler with new condensing boiler

ypical installation cost	£2,200 - £3,00
ypical yearly saving	£16
otential rating after completing steps to 3	75 C

tep 4: Solar water heating

ypical installation cost	£4,000 - £6,00
ypical yearly saving	£3
otential rating after completing steps	

to 4	77 C

tep 5: Replacement glazing units

ypical installation cost	£1,000 - £1,40
ypical yearly saving	£3
otential rating after completing steps to 5	78 C

tep 6: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,50
ypical yearly saving	£34
otential rating after completing steps to 6	87 B

aying for energy improvements

u might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help u buy a more efficient, low carbon heating system for this property.

ho to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Michael Gibber
elephone	07843698991
mail	peninsulasurveys@me.com

ontacting the accreditation scheme

ou're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/020438
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	5 July 2022
ate of certificate	6 July 2022
ype of assessment	▶ RdSAP

her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at hc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.