

ST JOHNS ROAD, GOLDERS GREEN, NW11
£1,149,500, Freehold



WE ARE DELIGHTED TO OFFER THIS EXCEPTIONALLY SPACIOUS AND WELL PRESENTED 5 BEDROOM, 2 HUGE SEPARATE RECEPTIONS, 2 BATHROOMS (ONE EN-SUITE) SEMI DETACHED HOUSE OF SOME 1790 SQ FT/166 SQ MT WITH PERIOD FEATURES.

*THERE IS AN APPROX 20' KITCHEN/DINER AND GOOD SIZE APPROX 75' REARGARDEN WITH DECKING AREA IN THIS HUGELY POPULAR AND HIGHLY SOUGHT AFTER LOCATION.

*THE PROPERTY ALSO BENEFITS FROM HAVING HIGH CEILINGS IN A LOT OF THE ROOMS,

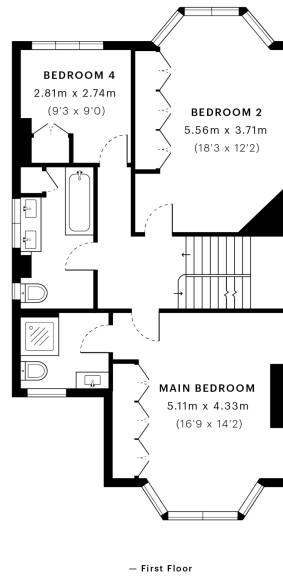
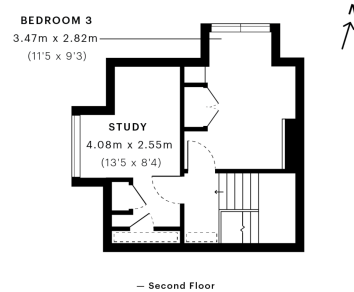
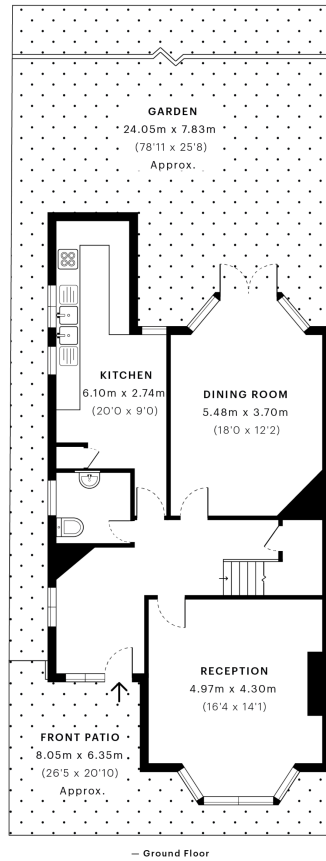


St. Johns Road, NW11

CAPTURE DATE 23/11/2022 LASER SCAN POINTS 251,346,791

GROSS INTERNAL AREA

166.28 sqm / 1789.82 sqft



 **GROSS INTERNAL AREA (GIA)**
The floors of the property
166.28 sqm / 1789.82 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
including balconies, restricted head height
148.82 sqm / 1601.89 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.92 sqm / 9.90 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurements captured in the scan.

PHS 28 RESIDENTIAL 158.74 sqm / 1708.66 sqft
PHS 3C RESIDENTIAL 150.40 sqm / 1618.89 sqft

SPEC ID 5637b844696e0210dccc312a4d

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.

ST JOHNS ROAD, GOLDERS GREEN, NW11 0PG

*WE ARE DELIGHTED TO OFFER THIS EXCEPTIONALLY SPACIOUS AND WELL PRESENTED 5 BEDROOM, 2 HUGE SEPARATE RECEPTIONS, 2 BATHROOMS(ONE EN-SUITE) SEMI DETACHED HOUSE WITH PERIOD FEATURES, 20'(approx.) KITCHEN/DINER AND GOOD SIZE 75'(APPROX) GARDEN WITH DECKING AREA IN THIS HUGELY POPULAR AND HIGHLY SOUGHT AFTER LOCATION. THE PROPERTY ALSO BENEFITS FROM HAVING HIGH CEILINGS IN A LOT OF THE ROOMS, A LARGE ENTRANCE HALL, A GUEST CLOAKROOM DOWNSTAIRS, DOUBLE GLAZING AND IS VERY CONVENIENTLY SITUATED WITHIN HALF A MILE OF GOLDERS GREEN TUBE STATION(NORTHERN LINE) AND A SELECTION OF PRE-NURSERY, INFANT, JUNIOR AND PRIMARY SCHOOLS, A SELECTION OF SUPERMARKETS INCLUDING KOSHER KINGDOM, WAITROSE, MARKS AND SPENCER AND SAINSBURYS AND WITHIN A QUARTER OF A MILE OF TEMPLARS LAWN TENNIS CLUB, THE LOCAL SHOPS, CAFES AND RESTAURANTS.

*LARGE ENTRANCE HALL WITH WOOD LAMINATE FLOORING, A HIGH CEILING, A RADIATOR, DOUBLE GLAZED WINDOWS FRONT AND SIDE ASPECT, DADO RAIL LARGE STORAGE CUPBOARD

*GUEST CLOAKROOM: DOUBLE GLAZED WINDOWS SIDE ASPECT, LOW LEVEL W/C, INSET WASH HAND BASIN WITH MIXER TAP AND CUPBOARDS AND DRAWERS UNDERNEATH AND FITTED MIRROR AND CUPBOARD ON TOP, TILED FLOOR AND PARTLY TILED WALLS.

*KITCHEN/DINER: A GOOD SIZE WITH DOUBLE GLAZED WINDOWS SIDE AND REAR ASPECT OVERLOOKING THE GARDEN, A RANGE OF FITTED WALL AND BASE UNITS WITH WORKTOP SURFACES, WOOD LAMINATE FLOORING, COVING TO CEILING, SPACE FOR A TALL FRIDGE/FREEZER, A SERVING HATCH TO THE DINING ROOM, SPACES FOR A WASHING MACHINE, SEPARATE TUMBLE DRYER AND DISHWASHER, ELECTRIC OVEN AND 4 RING GAS HOB WITH EXTRACTOR HOOD ABOVE, STAINLESS STEEL SINK AND DRAINER UNIT WITH MIXER TAPS AND TWO SINKS, PARTLY TILED WALLS.

*DINING ROOM: VERY SPACIOUS WITH DOUBLE GLAZED WINDOWS REAR ASPECT WITH DOORS LEADING TO THE GARDEN, HIGH CEILING, WOOD LAMINATE FLOORING, COVING TO CEILING, TWO RADIATORS.

*LOUNGE: VERY LARGE WITH BAY FRONTED WINDOWS AND DOUBLE GLAZED WINDOWS FRONT ASPECT, HIGH CEILING, WOOD LAMINATE FLOORING, RADIATOR, COVING TO CEILING.

*STAIRS TO FIRST FLOOR:

*MASTER BEDROOM: DOUBLE GLAZED WINDOWS FRONT ASPECT, HIGH CEILING, A LONG RUN OF FITTED WARDROBES, RADIATOR, COVING TO CEILING, LEADING TO:

*EN-SUITE SHOWERROOM /WC: DOUBLE GLAZED WINDOW FRONT ASPECT, WALK-IN SHOWER CUBICLE, FULLY TILED WALLS, WASH HAND BASIN WITH MIXER TAPS AND LARGE DRAWERS UNDERNEATH, LOW LEVEL W/C, HEATED TOWEL RAIL.

*FAMILY BATHROOM/WC: DOUBLE GLAZED WINDOW, ENCLOSED BATH WITH MIXER TAPS AND SHOWER ATTACHMENT, LOW LEVEL W/C, FULLY TILED WALLS, HEATED TOWEL RAIL, DOUBLE SINK WITH MIXER TAPS AND FITTED CUPBOARDS UNDERNEATH.

*BEDROOM TWO: DOUBLE GLAZED WINDOW REAR ASPECT OVERLOOKING THE GARDEN, FITTED WARDROBES, RADIATOR.

*BEDROOM THREE: VERY LARGE BEDROOM WITH DOUBLE GLAZED WINDOWS REAR ASPECT OVERLOOKING THE GARDEN, RADIATOR, LONG RUN OF FITTED WARDROBES, COVING TO CEILING.

STAIRS TO SECOND FLOOR:

*BEDROOM FOUR: DOUBLE GLAZED WINDOWS REAR ASPECT OVERLOOKING THE GARDEN, FITTED CUPBOARDS, RADIATOR.

*BEDROOM FIVE/STUDY DOUBLE GLAZED WINDOW REAR ASPECT OVERLOOKING THE GARDEN.

*EXTERIOR:

*REAR GARDEN: 75' (APPROX). MAINLY LAID TO LAWN WITH FLOWER AND SHRUB BORDERS AND LARGE DECKING AREA.

*PRICE £1,149,500

*TENURE: FREEHOLD

*BARNET COUNCIL TAX: BAND G - £2,910.00 PER ANNUM.

*EPC BAND E

Energy performance certificate (EPC)

36 St. Johns Road
LONDON
NW11 0PG

Energy rating

E

Valid until: **18 October 2032**

Certificate number: **9532-4320-0209-0511-1292**

Property type **Semi-detached house**

Total floor area **165 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 E. It has the potential to be C.

[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		
69-80	C		78 C
55-68	D		
39-54	E	46 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, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
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 69% 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 343 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,928 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £898 per year** if you complete the suggested steps for improving this property's energy rating.

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

Heating this property

Estimated energy needed in this property is:

- 29,907 kWh per year for heating
- 3,169 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 3,681 kWh per year from loft insulation
- 6,548 kWh per year from solid wall insulation

More ways to save energy

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

Environmental impact of this property

This property's current environmental impact rating is F. 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 10.0 tonnes of CO₂

This property's potential production 4.0 tonnes of CO₂

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

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

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£239
2. Internal or external wall insulation	£4,000 - £14,000	£330
3. Floor insulation (suspended floor)	£800 - £1,200	£80
4. Low energy lighting	£85	£31
5. Condensing boiler	£2,200 - £3,000	£177
6. Solar water heating	£4,000 - £6,000	£39
7. Solar photovoltaic panels	£3,500 - £5,500	£366

Help 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.

Who to contact about this certificate

Contacting the assessor

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

Assessor's name	Edmund Cheng
Telephone	07973 781 942
Email	e.cheng@zen.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015243
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	19 October 2022
Date of certificate	19 October 2022
Type of assessment	RdSAP