34 Golders Green Road
London
NW11 8LL

DREAMVIEW ESTATES

(020) 8455 0055

GARRICK AVENUE, GOLDERS GREEN, NW11
£4,225 per month, For long let

Spacious, loft extended, semi detached 6 bedroom, 2 bathroom house with high ceilings,in this popular residential location just off Golders Green Road and within reach of all amenities at Golders Green and the Underground.

*The property, which is offered with the benefit of gas central heating, has good size accommodation and has been modernised to a nice standard and has been maintained in good condition.

*Possible scope for off street parking subject to planning

*EARLY VIEWING ADVISED

Garrick Avenue, NW11

Approx. Gross Internal Area: 1903 ft² ... 176.8 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Long Description

GARRICK AVENUE, GOLDERS GREEN, NW11 9AS

*We are very pleased to offer this spacious, loft extended, semi detached 1900 sq ft/176 sq mt 6 bedroom, 2 bathroom house with high ceilings (C2.75m on ground gloor) in this popular residential location just off Golders Green Road and within reach of all amenities at Golders Green and the Underground.

The property, which is offered with the benefit of gas central heating, has good size accommodation and has been modernised to a nice standard and has been maintained in good condition.

* 6 Bedrooms * 2 Bathrooms*

* 2 Receptions * Kitchen/Diner * Guest WC *

* Utility Room * Gas CH Boiler recently serviced) * Double Glazing *

* High ceilings * Oak Flooring to Ground Floor* ADT Alarm*

* SOLE AGENT *

*Entrance Porch: Hall:

Guest Cloakroom: Low level wc, wash basin, under foor heating

Front Reception: 17'2 into bay x 13'10 (5.2m x 4.2m)

Kitchen/Diner: 20'1 x 18'8 (6.3m x 5.87m)

First Floor Landing:

Bedroom 1: 16'11 into bay x 12'2 (5.16m x 3.7m)

Bedroom 2: 15' x 11' (4.6m x 3.4m)

Bedroom 3: 13'5 x 8'6 (4.1m x 2.58m)

Bedroom 4: 9'10 x 8'10 (2.7m x 2.6.9m)

Bathroom 1:

2nd floor

Utility Room:

Bedroom 5: 14' x 9'9 (4.28m x 2.97m)

Bedroom 6: 12'2 x 9'7 (3.71m x 2.92m)

Bathroom 2: Under floor heatin

Rear Gardens: Approx 30/35' Laid to lawn with wooden deck and established plants and shrubs in flower beds. Electic point, Small shed. Side passage

PRICE £975 PW

COUNCIL TAX BAND F

EPC BAND: D

Energy performance certificate (EPC)

12 Garrick Avenue LONDON NW11 9AS	Energy rating **D**	Valid until: **10 December 2031** Certificate number: **3639-7022-2109-0433-2202**

Property type	Semi-detached house
Total floor area	178 square metres

Rules on letting this property

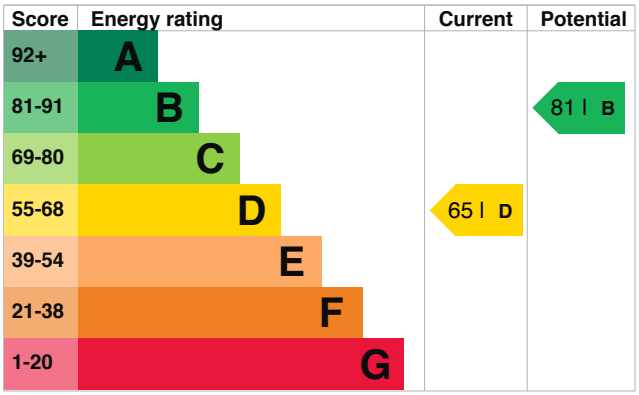
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

Energy efficiency rating for this property

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

See how to improve this property's energy 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
Roof	Roof room(s), insulated (assumed)	Very good
Window	Mostly double glazing	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 207 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 C.

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	6.5 tonnes of CO2
This property's potential production	3.5 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 3.0 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (81).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£285
2. Floor insulation (suspended floor)	£800 - £1,200	£71
3. Solar photovoltaic panels	£3,500 - £5,500	£342

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1296
Potential saving	£356

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.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	21384 kWh per year
Water heating	2335 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	287 kWh per year
Solid wall insulation	6441 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Michael Gibber
Telephone	07843698991
Email	peninsulasurveys@me.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020438
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	7 December 2021
Date of certificate	11 December 2021
Type of assessment	RdSAP