

# GARRICK AVENUE, GOLDERS GREEN, NW11 £2,600 per month, For long let



- \*A large 4 bedroom apartment on a quiet residential road in Golders Green.
- \*PLEASE NOTE Unfortunatley Sharers not permitted













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.

#### GARRICK AVENUE, GOLDERS GREEN NW11 9AR

- \*A large 4 bedroom apartment on a quiet residential road in Golders Green.
- \*PLEASE NOTE Unfortunatley Sharers not permitted
- \*Ground floor
- \*Excellent size
- \*Garden
- \*Double glazing
- \*Wood laminate flooring
- \*Permit parking
- \*Quiet area
- \*Unfurnished
- \*VACANT Available now
- \* 4 Bedrooms, 1 Reception, 1 Bathroom + 1 toilet, Separate kitchen

£2700 PCM £100 discount for 1st month

COUNCIL TAX BAND E

**EPC BAND D** 

# Flat A 1 Garrick Avenue Golders Green LONDON NW11 9AR Property type Ground-floor flat Total floor area Energy rating Valid until: 19 October 2032 Certificate number: Ground-floor flat 66 square metres

## Rules on letting this property

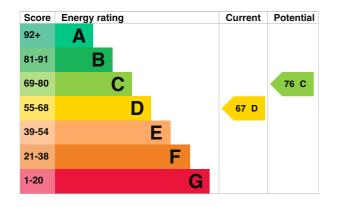
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

This property's current energy rating is D. 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

1 of 4 13/06/2023, 10:21

## 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)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 233 kilowatt hours per square metre (kWh/m2).

13/06/2023, 10:21

# How this affects your energy bills

An average household would need to spend £631 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 £162 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:

- 7,025 kWh per year for heating
- 1,947 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

• 2,326 kWh per year from solid wall insulation

#### More ways to save energy

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

# **Environmental impact of this property**

This property's current environmental impact rating is D. 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	2.7 tonnes of CO2
This property's potential production	1.8 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.

3 of 4 13/06/2023, 10:21

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£110
2. Floor insulation (solid floor)	£4,000 - £6,000	£53

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	Trevor Forde
Telephone	07843338381
Email	foredafc@hotmail.com

#### 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/023755
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	20 October 2022	
Date of certificate	20 October 2022	
Type of assessment	RdSAP	

4 of 4