

RUSSELL GARDENS, GOLDERS GREEN, NW11 £2,100 per month, For long let



A newly refurbished two bedroom Ground Floor garden flat ideally located within minutes walk to Brent Cross or Golders Green tube and local shopping facilities.













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Long Description

A newly refurbished two bedroom ground floor garden flat ideally located within minutes walk to Brent Cross or Golders Green tube and local shopping facilities. The flat benefits from two double bedrooms, Off street parking, Wooden Floor, garden, Fully fitted kitchen, Fully tiled bathroom, second toilet, Double glazed windows, Gas central heating and is located 5 minutes walk to Brent Cross station or 12 minutes walk to Golders Green Station.

Available now.

Energy performance certificate (EPC)

27 Russell Gardens
LONDON
NW11 9NJ

Energy rating
Certificate number:

Valid until: 6 October 2033

Certificate 1000-7981-0122-4391-3173

Property type Ground-floor flat

Total floor area 55 square metres

Rules on letting this property

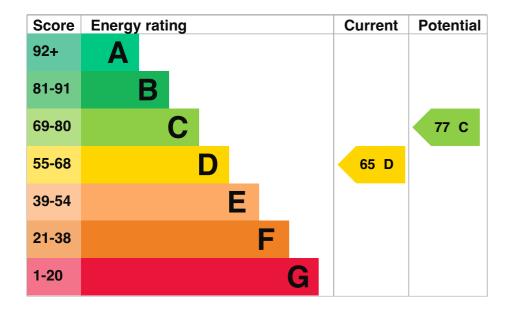
Properties can be let if they have an energy rating from A to E.

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-quidance).

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

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 | Flat, no insulation (assumed) | Very poor |
| Window | Fully double glazed | Good |
| 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 |
| Roof | (another dwelling above) | N/A |
| 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 269 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,401 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 £541 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2023 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:

- 7,510 kWh per year for heating
- 1,788 kWh per year for hot water

Impact on the environment

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

2.6 tonnes of CO2

This property's potential production

1.5 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

▶ Do I need to follow these steps in order?

Step 1: Flat roof or sloping ceiling insulation

| Typical installation cost | £850 - £1,500 |
|--|---------------|
| Typical yearly saving | £114 |
| Potential rating after completing step 1 | 67 D |

Step 2: Internal or external wall insulation

| Typical installation cost | £4,000 - £14,000 |
|---|------------------|
| Typical yearly saving | £316 |
| Potential rating after completing steps 1 and 2 | 74 C |

Step 3: Floor insulation (suspended floor)

| Typical installation cost | £800 - £1,200 |
|--|---------------|
| Typical yearly saving | £111 |
| Potential rating after completing steps 1 to 3 | 77 C |

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). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home.

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 | Michael Gibber |
|-----------------|-------------------------|
| Telephone | 07843698991 |
| Email | peninsulasurveys@me.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/020438 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| Assessor's declaration | No related party |
|------------------------|-------------------|
| Date of assessment | 18 September 2023 |
| Date of certificate | 7 October 2023 |
| Type of assessment | ► <u>RdSAP</u> |

Other certificates for this property

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

| Certificate number | 9288-3055-6288-7670-5970 (/energy-certificate/9288-3055-6288-7670-5970) |
|--------------------|---|
| Expired on | 18 August 2020 |
| Certificate number | 0377-2879-6538-9500-0511 (/energy-certificate/0377-2879-6538-9500-0511) |
| Expired on | 30 June 2020 |

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