



## Hodford Road, Golders Green, NW11

Asking price £1,695,000 Freehold

- Four Bedroom Semi
- 1529 Sq. Ft / 142 Sq. M
- Two Separate Reception Rooms
- Within Walking Distance of Golders Green Tube and Local Amenities
- Kitchen/Breakfast Room
- 94' Westerly Facing Rear Garden
- Driveway Parking for up to Four Vehicles
- Potential to Extend (STP)

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Registered Office 1a Green Close Brookmans Park Herts AL9 7ST • Company Registration No. 3663497

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## Energy Performance Certificate



53, Hodford Road, LONDON, NW11 8NL  
Dwelling type: Semi-detached house  
Date of assessment: 13 June 2014  
Date of certificate: 15 June 2014  
Reference number: 0422-2847-7265-9494-2485  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 143 m<sup>2</sup>

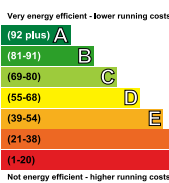
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 4,599 |
| Over 3 years you could save                     | £ 2,289 |

| Estimated energy costs of this home |                      |                      |                                     |
|-------------------------------------|----------------------|----------------------|-------------------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings            |
| Lighting                            | £ 321 over 3 years   | £ 213 over 3 years   | You could save £ 2,289 over 3 years |
| Heating                             | £ 4,017 over 3 years | £ 1,938 over 3 years |                                     |
| Hot Water                           | £ 261 over 3 years   | £ 159 over 3 years   |                                     |
| Totals                              | £ 4,599              | £ 2,310              |                                     |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

| Top actions you can take to save money and make your home more efficient |                  |                              |                           |
|--|------------------|------------------------------|---------------------------|
| Recommended measures   | Indicative cost  | Typical savings over 3 years | Available with Green Deal |
| 1 Internal or external wall insulation                                   | £4,000 - £14,000 | £ 1,404                      | ✓                         |
| 2 Floor Insulation   | £800 - £1,200    | £ 225                        | ✓                         |
| 3 Low energy lighting for all fixed outlets                              | £40              | £ 93                         | ✓                         |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.