



 **5**
Bedrooms

 **2**
Bathrooms



This five-bedroom semi-detached house is situated on Princes Park Avenue, London, NW11 0JS.

The property provides two bathrooms, three reception rooms and accommodation arranged over 3 floors.

It includes a kitchen-diner, 3 double bedrooms, an en-suite facility, guest cloakroom, full double glazing and gas central heating.

The property is listed with off-street parking, additional on-road parking, front and rear gardens, a sun deck terrace and a garden outbuilding.

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The front entrance opens into an enclosed porch with glazed side panels and a timber entrance door. The entrance hall provides access to the principal ground-floor rooms and includes stairs leading to the upper floors. The reception accommodation includes three separate reception rooms, offering distinct areas for sitting, dining, study or other household use. One reception room has fitted shelving and full-height storage along the walls, together with wooden flooring, recessed ceiling lighting and glazed doors opening towards the rear garden. Another reception room includes a large front-facing bay window, fitted display and storage units and wooden flooring. The third reception area provides additional flexible living space.

The kitchen-diner is arranged with a fitted range of wall and base units, work surfaces, tiled splash-backs and tiled flooring. Integrated and freestanding appliances shown include a gas hob, electric oven, sink, microwave and additional kitchen equipment. The adjoining dining area has wooden flooring, space for a dining table and chairs, and large windows overlooking the garden.

A glazed door provides external access, while a balustrade opening connects the dining area with the lower-level circulation space.

The bedrooms are arranged across the upper floors. The principal bedroom includes fitted storage, a double bed space, carpeted flooring and glazed doors opening to a balcony or external landing area. Further bedrooms are shown with built-in or fitted storage, double-glazed windows and carpeted floors. The accommodation includes double bedrooms and an en-suite facility. A converted upper-level room provides fitted desk space, extensive shelving, cupboards beneath the sloping roof line and roof windows, making it suitable for use as a study or home office.

The bathrooms include a family bathroom with a bath, shower over the bath, wash basin, WC, tiled walls and patterned tiled flooring. A further bathroom includes a bath with shower fitting, WC, wash basin with fitted vanity storage, large wall mirror and heated towel rail. A guest cloakroom is also included within the accommodation.

Externally, the front garden is laid mainly to lawn with planted borders and a paved pathway to the entrance. The rear garden includes an artificial lawn, established planting, a timber shed or garden outbuilding, paved side access and a raised sun deck terrace adjoining the house.

Parking is provided off street, with additional on-road parking listed among the property features.

The Energy Performance Certificate records a current energy efficiency rating of D, with a score of 60, and a potential rating of C, with a score of 80. The environmental impact rating is currently E, with a score of 51, and has a potential rating of C, with a score of 75.

Outbuilding 13' 1" x 9' 10" (3.99m x 3.00m)

Garden 59' 1" x 32' 10" (18.01m x 10.01m)

Patio 21' 4" x 8' 10" (6.50m x 2.69m)

Kitchen 13' x 7' 9" (3.96m x 2.36m)

Breakfast Room 12' x 9' 2" (3.66m x 2.79m)

Reception/Dining Room 31' 2" x 12' 6" (9.50m x 3.81m)

Entrance Hall

WC

Driveway 23' 7" x 13' 9" (7.19m x 4.19m)

Bedroom 12' 2" x 9' 2" (3.71m x 2.79m)

Bedroom 15' 2" x 10' 6" (4.62m x 3.20m)

Bedroom 15' 5" x 13' (4.70m x 3.96m)

Landing

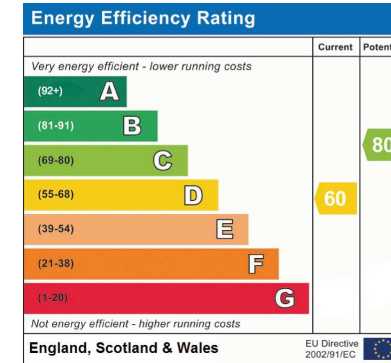
Bathroom 10' 1" x 6' 6" (3.07m x 1.98m)

En suite 8' 8" x 5' 6" (2.64m x 1.68m)

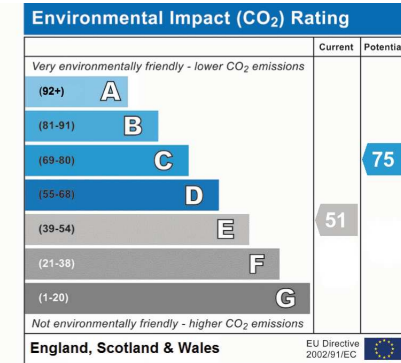
Bedroom 13' 9" x 12' 4" (4.19m x 3.76m)

Study 19' 11" x 9' 4" (6.07m x 2.84m)

Eaves Storage



Address: Princes Park Avenue, LONDON, NW11 0JS



Energy performance certificate (EPC)

85 Princes Park Avenue
LONDON
NW11 0JS

Energy rating

D

Valid until:

16 July 2036

Certificate
number:

5400-4562-0822-4694-3363

Property type

Semi-detached house

Total floor area

166 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	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, insulated at rafters	Poor
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), limited insulation (assumed)	Average
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	Average
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£2,643 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 £1,159 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 19,238 kWh per year for heating
 - 3,315 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 7.0 tonnes of CO₂

This property's potential production 3.5 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£7,500 - £11,000	£638
2. Floor insulation (suspended floor)	£5,000 - £10,000	£134
3. Condensing boiler	£2,200 - £3,500	£386
4. Solar photovoltaic panels	£8,000 - £10,000	£243

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

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	David Down
Telephone	07713 632567
Email	davedown67@yahoo.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/020321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 July 2026
Date of certificate	17 July 2026
Type of assessment	RdSAP
