



**6**

Bedrooms



**3**

Bathrooms



Substantial 6-bedroom detached family home over 3 floors, ideally located on the highly sought-after Grosvenor Gardens  
Offering approximately 2,700 sq ft of versatile living space arranged over multiple floors, this impressive home is perfectly suited to large or growing families seeking generous proportions, comfort, and flexibility. **REDUCED TO £1850000 !!!**

GROSVENOR GARDENS, TEMPLE FORTUNE, NW11 0HJ

Substantial 6-bedroom detached family home over 3 floors, ideally located on the highly sought-after Grosvenor Gardens – a peaceful, tree-lined street in the heart of the Golders Green community.

Offering approximately 2,700 sq ft of versatile living space arranged over multiple floors, this impressive home is perfectly suited to large or growing families seeking generous proportions, comfort, and flexibility.

Set behind a private driveway, the property benefits from off-street parking and a well-maintained, large rear garden – ideal for entertaining, relaxing, or family gatherings.

The ground floor welcomes you with a spacious hallway, with a generous reception room to the left and large double doors to the right opening into a formal dining area and an additional bright and elegant reception room. To the rear of the property, you'll find a substantial, fully fitted kitchen with integrated appliances and French doors leading out to the garden. The upper floors host six well-proportioned bedrooms and three bathrooms, offering ample space for family life, guests, or home offices.

Well maintained, the property also offers excellent potential for further extension or customisation (STPP) – providing a unique opportunity to create a bespoke family residence tailored to your lifestyle.

This is a rare chance to acquire a spacious detached home in a prime residential location, close to excellent schools, transport links, shops, and places of worship. The home also features a separate Pesach kitchen – a rare and highly desirable addition.

The upper floors host six well-proportioned bedrooms and three bathrooms, offering ample space for family life, guests, or home offices.

Beautifully maintained and move-in ready, the property also offers excellent potential for further extension or customisation (STPP) – providing a unique opportunity to create a bespoke family residence tailored to your lifestyle.

This is a rare chance to acquire a spacious detached home in a prime residential location, close to excellent schools, transport links, shops, and places of worship.

Early viewing is highly recommended by appointment only

Council Tax Band H

EPC - Band D

Price £2,100,000 Freehold

Now reduced to £1,850,000



**Grosvenor Gardens NW11**

Total Area: 2702 sq' ... 251.0 m<sup>2</sup>

All measurements are approximate and for display purposes only.



# Energy performance certificate (EPC)

7 Grosvenor Gardens  
LONDON  
NW11 0HJ

Energy rating

**D**

Valid until:

**10 February 2036**

Certificate number:

**0300-2660-7520-2996-3805**

Property type

Detached house

Total floor area

251 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 77 <b>C</b> |
| 55-68 | <b>D</b>      | 66 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

## 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 |
| Wall                 | Solid brick, as built, insulated (assumed)     | Good      |
| Wall                 | Cavity wall, as built, insulated (assumed)     | Good      |
| Roof                 | Pitched, 100 mm loft insulation                | Average   |
| Roof                 | Roof room(s), limited insulation (assumed)     | Average   |
| Window               | Fully double glazed                            | Poor      |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Programmer, room thermostat and TRVs           | Good      |
| Hot water            | From main system                               | Good      |
| Lighting             | Excellent lighting efficiency                  | Very good |
| Floor                | Suspended, no insulation (assumed)             | N/A       |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Floor                | Suspended, limited 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 181 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### 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 **smart meters for gas and electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

---

## How this affects your energy bills

An average household would need to spend **£2,836 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 £787 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:

- 31,508 kWh per year for heating
  - 3,406 kWh per year for hot water
-

## Impact on the environment

This property's 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 8.4 tonnes of CO<sub>2</sub>

This property's potential production 5.7 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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          | £643                  |
| 2. Floor insulation (suspended floor) | £5,000 - £10,000          | £145                  |
| 3. Solar photovoltaic panels          | £8,000 - £10,000          | £267                  |

## Advice on making energy saving improvements

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

## Help paying for energy saving improvements

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

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://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           | <a href="mailto:davedown67@yahoo.co.uk">davedown67@yahoo.co.uk</a> |

### 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                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 10 February 2026      |
| Date of certificate    | 11 February 2026      |
| Type of assessment     | <a href="#">RdSAP</a> |