



 **6**  
Bedrooms

 **2**  
Bathrooms





Alexandra Park is pleased to offer this HMO (Home Multiple Occupancy) six bed terrace house off Northolt Road in Central South Harrow with shopping area / Piccadilly Line Underground nearby. The property comprises: kitchen / diner, two upstairs bathrooms, gas central heating, upvc double glazing, rear garden & off street parking. Good rental income. No chain  
**entrance**

storm porch, upvc double glazed door to:

### **hallway**

coved ceiling, stairs to first floor landing, radiator, doors to:

**room 1** 14' 6" x 13' 4" (4.42m x 4.06m)

upvc front aspect double glazed bay window, coved ceiling, built in wardrobe, wall mounted sink, radiator

**kitchen / diner** 13' 8" x 12' 11" (4.17m x 3.94m)

comprising: range of wall units with matching base units with laminated worktops, breakfast bar, inset stainless steel single bowl single drainer sink unit with mixer tap, built in oven with gas hob & extractor over, space & plumbing for washing machine, wood effect laminate flooring, radiator, upvc rear aspect double glazed window, upvc double glazed door to garden

### **landing**

coved ceiling, access to loft, built in airing cupboard, doors to:

**room 3** 14' 7" x 11' 5" (4.45m x 3.48m)

upvc front aspect double glazed bay window, coved ceiling, wood effect laminate flooring, wall mounted sink, radiator

**room 4** 11' 4" x 9' 11" (3.45m x 3.02m)

upvc rear aspect double glazed window, coved ceiling, wood effect laminate flooring, wall mounted sink, radiator

**room 5** 9' 4" x 6' 9" (2.84m x 2.06m)

upvc side aspect double glazed window, coved ceiling, wood effect laminate flooring, wall mounted sink, radiator

### **bathroom 1**

white suite comprising: panelled bath with shower / filler mixer taps, wall mounted wash hand basin, low level close coupled wc, tiled walls, tiled floor, radiator, upvc front aspect double glazed window

### **bathroom 2**

white suite comprising panelled bath, with shower / filler mixer taps, wall mounted wash hand basin, low level close coupled wc, fully tiled walls, tiled floor, radiator, upvc side aspect double glazed window

### **rear garden**

approx 60', block paved area, enclosed panelled fencing

**off street parking**

block paved to front for 2 cars



# Energy performance certificate (EPC)

3 EASTCOTE ROAD HARROW HA2 8LQ	Energy rating <b>D</b>	Valid until: <b>30 March 2031</b> <hr/> Certificate number: <b>2160-1627-2090-4103-3225</b>
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Property type Mid-terrace house

Total floor area 128 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	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	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 197 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

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

This property produces 4.5 tonnes of CO<sub>2</sub>

This property's potential production 2.0 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£180
2. Floor insulation (suspended floor)	£800 - £1,200	£45
3. Solar water heating	£4,000 - £6,000	£45
4. Solar photovoltaic panels	£3,500 - £5,500	£340

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£965
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Potential saving if you complete every step in order	£270
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

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Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	14118 kWh per year
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Water heating	2863 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	592 kWh per year
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Solid wall insulation	4171 kWh per year
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### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Omar Nazir
Telephone	07793046277
Email	<a href="mailto:omar.nazir84@gmail.com">omar.nazir84@gmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207080
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	27 March 2021
Date of certificate	31 March 2021
Type of assessment	<a href="#">RdSAP</a>

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