HAVANNA DRIVE, LONDON, LONDON, NW11

£725,000

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London, SE1 7SJ
office@mayfords.com

Mayfords are proud to present this superb two bedroom, two bathroom flat in the exceptional Carmel Gate community. Located in the popular Temple Fortune of North London which offers a discreet location that boasts security and privacy. The distinctive architecture offers contemporary interiors melded with period features. Located on the site of the historic Carmelite Monastery built circa 1906 the development combines the new and the old. Providing two spacious bedrooms, two well appointed bathrooms, an attractive and bright reception room with other advantages including a well equipped and fitted kitchen. The kitchens contain composite stone worktops, along with integrated dishwashers, fridge and freezer. Wood veneer floors and chrome finishing add an air of elegance throughout the flat. This delightful home is located within 0.5 mile of the shopping and transport facilities of Temple Fortune and providing easy access to the North Circular Road, Brent Cross and the M1 moto

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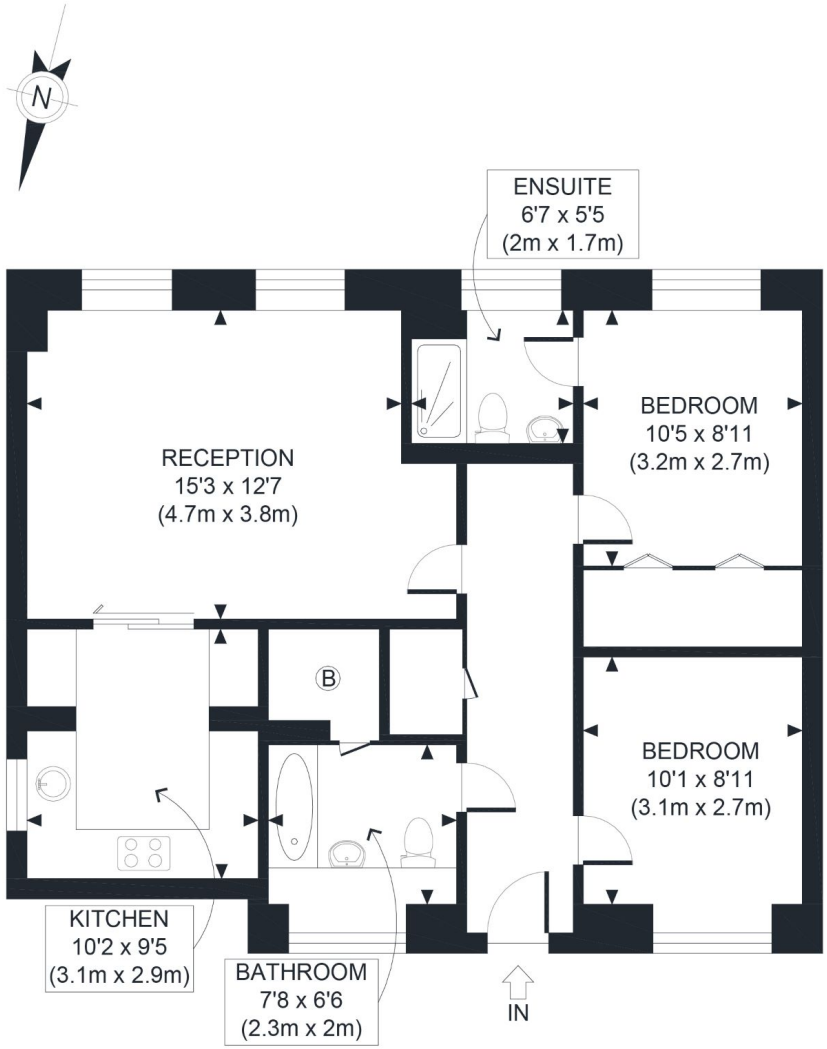

GROSS INTERNAL
FLOOR AREA 806 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 806 SQ FT / 75 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation


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Energy Performance Certificate

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Flat 5, 2, Havanna Drive, LONDON, NW11 9BB

Dwelling type:	Ground-floor flat	**Reference number:**	8704-8481-4139-3197-7373
Date of assessment:	18 July 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	18 July 2013	**Total floor area:**	69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

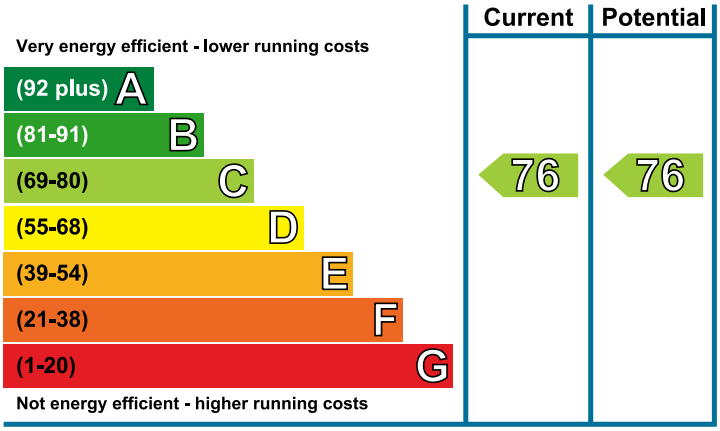
Estimated energy costs of dwelling for 3 years:	**£ 1,449**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	Not applicable
Heating	£ 1,053 over 3 years	£ 1,053 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
Totals	**£ 1,449**	**£ 1,449**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.26 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	Average thermal transmittance 0.22 W/m²K	★★★★☆
Windows	High performance glazing	★★★★★
Main heating	Boiler and underfloor heating, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	(not tested)	—

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.
Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 140 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Recommendations

None.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by NES. You can get contact details of the accreditation scheme at www.nesltd.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number:	NHER004019
Assessor's name:	Mr Mark Howson
Phone number:	01525 895135
E-mail address:	technologycentre@vinciconstruction.co.uk
Related party disclosure:	No related party

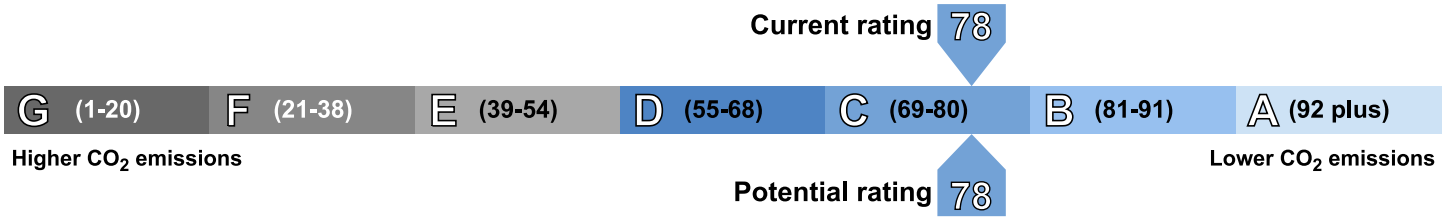
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.9 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	4,516
Water heating (kWh per year)	2,086