FLAT 15, 2, HAVANNA DRIVE, LONDON, NW11

£1,925,000

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Carmel Gate is an exclusive gated development located in the popular area of Temple Fortune in North London. It occupies a discreet location on Havanna Drive, and offers a high-level of security and privacy. This wonderful home is split over two floors, the floorplan consists of three bedrooms and two bathrooms (two en-suite) . This home has been crafted along with high-standard finishes incorporating many desirable details, from German designed kitchens to underfloor heating in all bathrooms, bedrooms and living areas. The community is located on the site of a historic Carmelite Monastery, built circa 1906, seamlessly blending the new and old characteristics. The distinctive architecture and period features of this stunning building combine with contemporary interiors to create an exceptional and luxurious place to live. The exceptional quality is reflected in the services and facilities available within the community.

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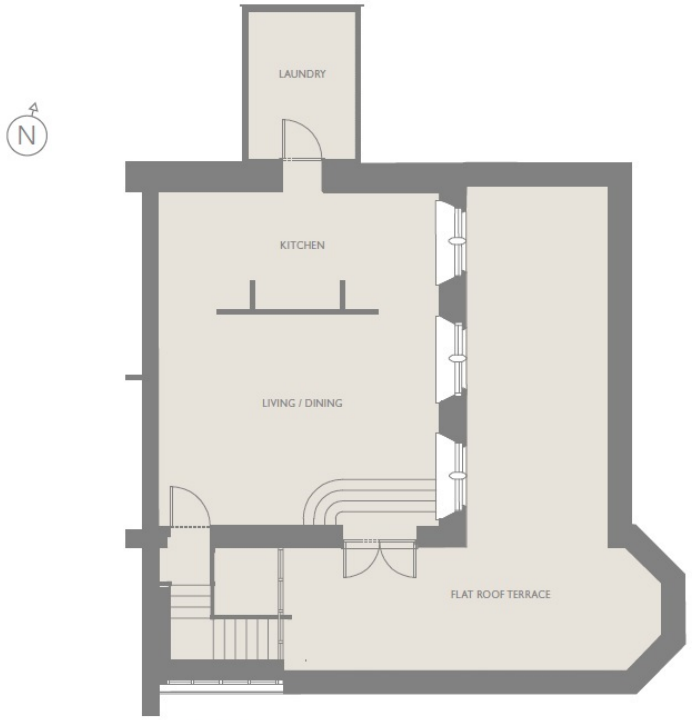
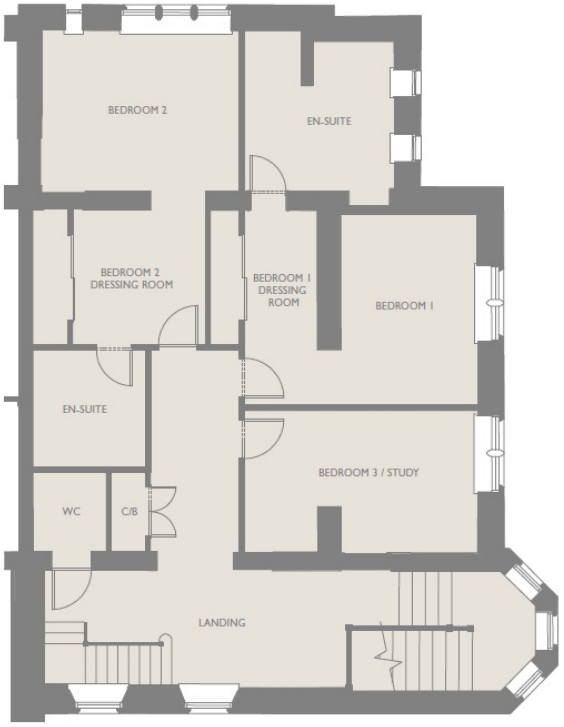
FIRST/SECOND FLOOR
PLOT №33
3 BED

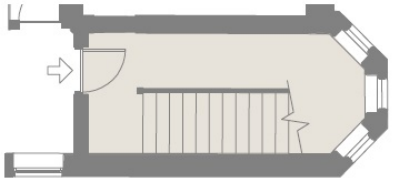
Living/Dining	5.96m x 4.52m	19'7" x 14'10"
Bedroom 1	4.07m x 2.89m	13'4" x 9'6"
Dressing room	1.5m x 4.15m	4'11" x 13'7"
Bedroom 2	4.2m x 3.39m	13'10" x 11'2"
Dressing room	2.85m x 2.85m	9'4" x 9'4"
Bedroom 3	4.94m x 3.04m	16'3" x 10'
Kitchen	5.96m x 2.51m	19'7" x 8'3"
Total Area	**197.6 sq m**	**2,127 sq ft**



Second floor



First floor



Ground floor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Energy performance certificate (EPC)

Flat 15 2 Havanna Drive LONDON NW11 9BB	Energy rating **D**	Valid until: **11 July 2033** Certificate number: **0330-2362-1230-2397-0875**

Property type	Top-floor flat
Total floor area	188 square metres

Rules on letting this property

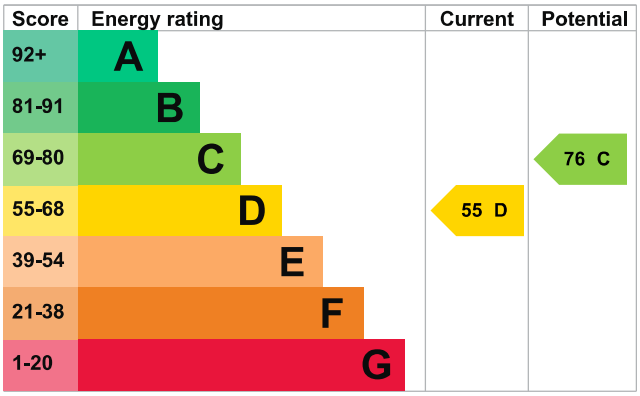
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's current 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

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)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 276 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£4,546 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 £2,163 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2023** 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:

- 34,464 kWh per year for heating
- 2,997 kWh per year for hot water

Impact on the environment

This property's current 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. CO2 harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	9.2 tonnes of CO2
This property's potential production	4.6 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£1,139
2. Room-in-roof insulation	£1,500 - £2,700	£428
3. Internal or external wall insulation	£4,000 - £14,000	£596

Help 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). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Jake Howarth
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.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/021468
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 July 2023
Date of certificate	12 July 2023
Type of assessment	RdSAP