



NO PHOTO

Offers in excess of £260,000
Birnbeck Court Finchley Road NW11 6BB



2

Bedrooms



2

Bathrooms

34 Golders Green Road, London, NW11 8LL |
mail@dreamviewestates.co.uk

020 8455 0055



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Birnbeck Court Finchley Road NW11 6BB



**BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB *WARDEN ASSISTED
BLOCK 2 BEDROOM FLAT ON THE SECOND FLOOR OF THIS VERY
POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER
55 YEARS) AND OVERLOOKING THE GARDENS IN THE HEART OF
TEMPLE FORTUNE**

BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

***2 BEDROOM FLAT ON THE FIRST FLOOR OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) AND OVERLOOKING THE LAWNED AREA IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTES.**

NB The flat has step free access from the main entrance

THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION

THE ACCOMMODATION PROVIDES FOR 2 BEDROOMS, EN SUITE BATHROOM, SEPARATE SHOWER ROOM, LOUNGE, KITCHEN AND BATHROOM

THE BLOCK PROVIDES A RESIDENT WARDEN, COMMUNAL LOUNGE AREA, NICE GROUNDS AND RESIDENT PARKING.

IT IS SITUATED DIRECTLY ON THE FINCHLEY ROAD AND IMMEDIATELY ADJACENT TO ALL LOCAL SHOPS SUCH AS MARKS & SPENCERS AND WAITROSE ALONG WITH A BUS ROUTE THAT STOPS DIRECTLY OUTSIDE THE BLOCK GIVING ACCESS TO GOLDERS GREEN OR FINCHLEY CENTRAL.

FLATS ARE ALWAYS POPULAR IN THIS DEVELOPMENT AND EARLY VIEWING IS STRONGLY ADVISED BY OWNERS AGENTS - DREAMVIEW ESTATES

***PLEASE CALL US ON**

***LEASE â€“ 106 YEARS REMAIN**

***GROUND RENT - £300 PA**

***CURRENT SERVICE CHARGE - APPROX £6566**

***PRICE OFFERS INVITED IN EXCESS OF £260,000 LEASEHOLD**

***COUNCIL TAX BAND E**

***EPC BAND C**

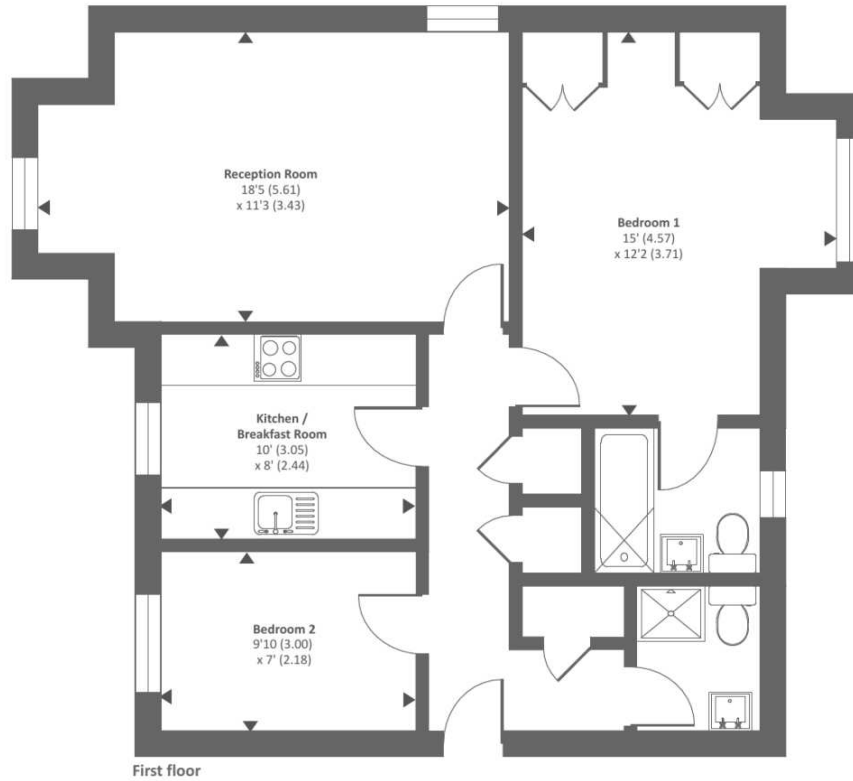


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Approximate Area = 721 sq ft / 67 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Chancellors Estate Agents. REF: 877374

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Energy performance certificate (EPC)

Flat 47 Birnbeck Court 850, Finchley Road LONDON NW11 6BB	Energy rating C	Valid until: 23 August 2030
		Certificate number: 2248-7054-6238-7230-5270

Property type	Mid-floor flat
Total floor area	63 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 C. 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	78 C	79 C
55-68	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	Cavity wall, as built, insulated (assumed)	Good
Window	Full secondary glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 132 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£420 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 £26 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 2,371 kWh per year for heating
- 1,980 kWh per year for hot water

Impact on the environment

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

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 1.5 tonnes of CO2

This property's potential production 1.4 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. Low energy lighting	£25	£26

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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

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	Naphtali Lewis
Telephone	020 8458 7444
Email	n.lewis@cecenergy.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	Quidos Limited
Assessor's ID	QUID203288
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 August 2020
Date of certificate	24 August 2020
Type of assessment	RdSAP