



 1
Bedroom

 1
Bathroom



BIRNBECK COURT, FINCHLEY ROAD, NW11 6BN NOT JUST A ROOM WITH A VIEW..... A WHOLE FLAT WITH VIEWS OF THE GARDENS!!! PLEASE NOTE THIS IS A WARDEN ASSISTED RETIREMENT BLOCK FOR AGES OVER 55 ONLY *1 BEDROOM FLAT ON THE FIRST FLOOR OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTES WITH LOVELY VIEWS OVER THE COMMUNAL GARDENS

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*THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION

*THE ACCOMMODATION PROVIDES FOR 1 BEDROOM, 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 020 8455 0055

****PLEASE NOTE AS MENTIONED THERE ARE AGE RESTRICTIONS OF 55 AND OVER AND ALL APPLICANTS WILL HAVE TO PROVIDE REFERENCING AND PASS A CAPABILITY INTERVIEW BY THE DIRECTORS OF THE BIRNBECK ASSOCIATION****

*LEASE - 107 YEARS REMAIN

*GROUND RENT - £200 PA

*CURRENT SERVICE CHARGE - APPROX £6600 PA

*COUNCIL TAX BAND E

EPC BAND C

*PRICE £180,000 LEASEHOLD

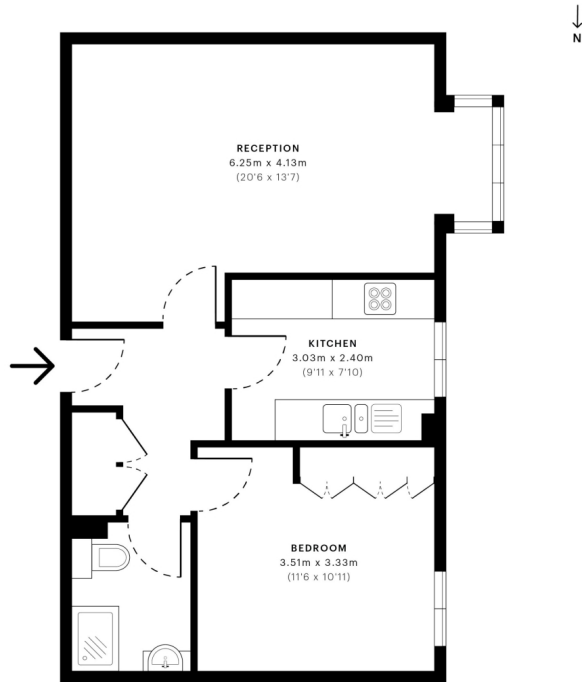


Birnbeck Court, NW11

CAPTURE DATE 01/05/2021 LASER SCAN POINTS 1,305,602

GROSS INTERNAL AREA

51.72 sqm / 556.71 sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
51.72 sqm / 556.71 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes endocrine, restricted head height
49.78 sqm / 535.83 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 18 RESIDENTIAL 52.65 sqm / 568.72 sqft
AREA 20 RESIDENTIAL 50.59 sqm / 547.78 sqft
SPEC ID 608Bdc07124610dd01666b0



Energy performance certificate (EPC)

Flat 43
Birbeck Court
850 Finchley Road
LONDON
NW11 6BB

Energy rating

C

Valid until: 7 January 2036

Certificate number: 0390-2058-8590-2806-2785

Property type

Mid-floor flat

Total floor area

52 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 B.

[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	76 C	83 B
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	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Poor
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	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 137 kilowatt hours per square metre (kWh/m²).

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 **£622 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 £205 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:

- 1,641 kWh per year for heating
 - 2,185 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 1.3 tonnes of CO₂

This property's potential production 0.8 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	£390 - £455	£48
2. Condensing boiler	£2,200 - £3,500	£110
3. Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£48

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	David Down
Telephone	07713 632567
Email	davedown67@yahoo.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/020321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 January 2026
Date of certificate	8 January 2026
Type of assessment	RdSAP