



 **2**
Bedrooms

 **1**
Bathroom



**A well-proportioned first floor two-bedroom flat, ideally located in East Finchley, N2.
Boasting some 570 sq ft/53 sq mt of internal living space, this property offers an excellent opportunity for first-time buyers and investors alike.**

SHERWOOD HALL EAST END ROAD, EAST FINCHLEY N2 0TA

A well-proportioned first floor two-bedroom flat, ideally located in East Finchley, N2.

Boasting some 570 sq ft/53 sq mt of internal living space, this property offers an excellent opportunity for first-time buyers and investors alike.

Situated within easy reach of East Finchley tube station, local transport links, highly regarded schools, and a range of local amenities, this charming flat comprises two bedrooms, a spacious reception room, a separate modern kitchen, and a well-appointed bathroom.

Further benefits include a long lease over 980 years, an EPC rating of C, and a reasonable service charge just under £2,000 per annum including ground rent.

The property is situated in Borough of Barnet with a Council Tax Band C.

Accommodation:

2 Double Bedrooms

1 Bathroom

Reception Room - Generous living space.

Separate Kitchen - Fitted with contemporary appliances and ample storage

EPC Rating: C

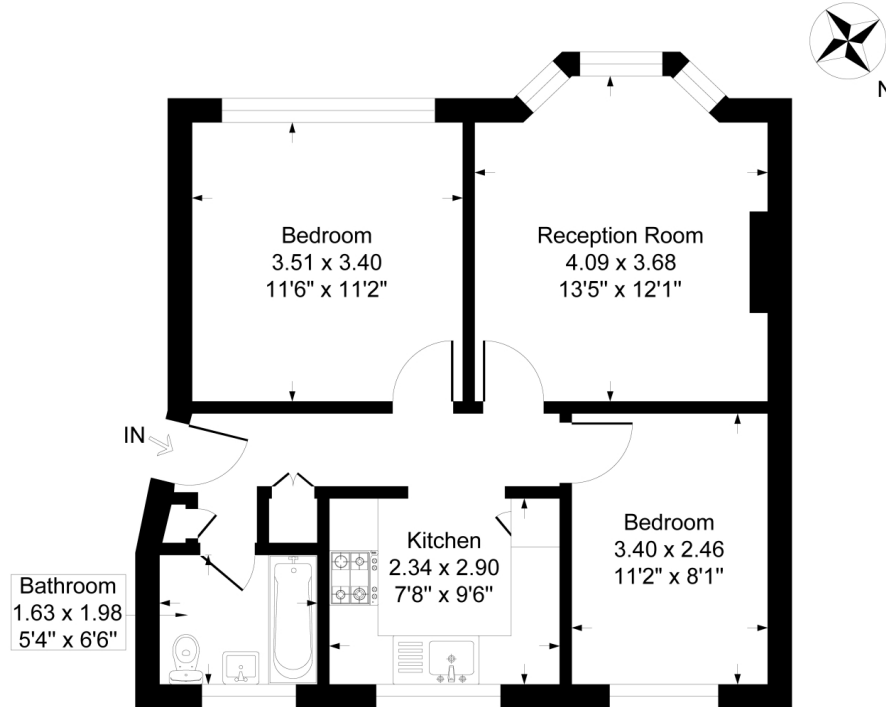
Service Charge: Approx. £2,000 per annum

Council Tax Band: C (Barnet)

Floor Area: Approx. 570 sq ft

Sherwood Hall, East End Road, London, N2

Approximate Gross Internal Floor Area = 53.2 sq m / 573 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy performance certificate (EPC)

Flat 28 Sherwood Hall East End Road LONDON N2 0TA	Energy rating	Valid until: 16 August 2031
	C	Certificate number: 0983-0220-5309-3305-0900

Property type	Mid-floor flat
Total floor area	53 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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)	Very poor
Wall	Timber frame, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very 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 209 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£481 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 £133 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 5,571 kWh per year for heating
- 1,557 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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 **1.9 tonnes of CO₂**

This property's potential production **1.2 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. Internal wall insulation	£4,000 - £14,000	£135

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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 \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://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	17 August 2021
Date of certificate	17 August 2021
Type of assessment	RdSAP