



NO PHOTO

Asking Price £160,000  
Birnbeck Court, Finchley Road, NW11 6BB



1

Bedroom



1

Bathroom

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

020 8455 0055



NO PHOTO

**Asking Price £160,000**  
**Birnbeck Court, Finchley Road, NW11 6BB**



**!WARDEN ASSISTED BLOCK - FOR AGE 55 PLUS ONLY! 1 BEDROOM FLAT ON THE LOWER GROUND FLOOR (STREET LEVEL) IN THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) AND OVERLOOKING FINCHLEY ROAD IN THE HEART OF TEMPLE FORTUNE**

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**THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION**

**THE ACCOMMODATION PROVIDES 1 BEDROOM, LOUNGE, SEPARATE FITTED KITCHEN, AND BATHROOM WITH WALK-IN SHOWER**

**THE BLOCK PROVIDES A RESIDENT WARDEN ON 24 HOUR CALL, COMMUNAL LOUNGE AREA, NICE GROUNDS AND THERE IS RESIDENT PARKING**

**THE BLOCK IS SITUATED DIRECTLY ON THE FINCHLEY ROAD AND IMMEDIATELY ADJACENT TO ALL LOCAL SHOPS SUCH AS MARKS AND SPENCERS WAITROSE ALONG WITH THE BUS ROUTES THAT STOP DIRECTLY OUTSIDE THE BLOCK GIVING ACCESS TO GOLDERS GREEN OR FINCHLEY CENTRAL AND BOTH UNDERGROUND STATIONS**

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

**PLEASE CALL US ON**

**PLEASE NOTE THERE ARE AGE RESTRICTIONS AS NOTED OF 55 AND OVER AND ALL APPLICANTS WILL HAVE TO PROVIDE A GP REFERENCE AND PASS A CAPABILITY INTERVIEW BY THE BLOCK MANAGER**

**LEASE 106 YEAR REMAIN**

**GROUND RENT £300 PA**

**CURRENT SERVICE CHARGE APPROX £6175 PA**

**COUNCIL TAX BAND E**

**EPC BAND C**

**PRICE £160,000 LEASEHOLD**

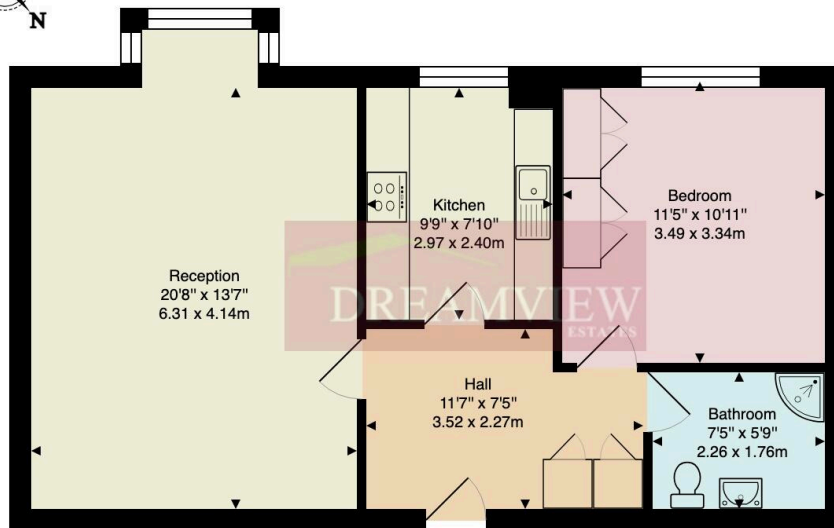
**NOW THE LOWEST PRICE IN THE DEVELOPMENT**



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## Birnbeck Court NW11



Lower Ground Floor

Approx. Gross Internal Area: 594 ft<sup>2</sup> ... 55.2 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance  
only and must not be relied upon as a statement of fact.  
(c) Peninsula Surveys Ltd



# Energy performance certificate (EPC)

Flat 7  
Birbeck Court  
850 Finchley Road  
LONDON  
NW11 6BB

Energy rating

C

Valid until: 21 March 2035

Certificate number: 2691-3048-3207-2695-1200

Property type

Ground-floor flat

Total floor area

55 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	76 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	System built, as built, insulated (assumed)	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 156 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£560 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 £55 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 3,109 kWh per year for heating
  - 1,784 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 1.5 tonnes of CO<sub>2</sub>

This property's potential production 1.3 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£54

### 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)
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## 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	Michael Gibber
Telephone	07843698991
Email	<a href="mailto:peninsulasurveys@me.com">peninsulasurveys@me.com</a>

### 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/020438
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	21 March 2025
Date of certificate	22 March 2025
Type of assessment	<a href="#">RdSAP</a>

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