DREAMVIEW
ESTATES

Asking Price £185,000

Birnbeck Court Finchley Road NW11 6BB

1 Bedroom

1 Bathroom

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

020 8455 0055

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!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

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BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

*WARDEN ASSISTED BLOCK - FOR AGE 55 PLUS ONLY!

*RECENTLY REFURBISHED WITH NEW KITCHEN !

*1 BEDROOM FLAT ON THE LOWER GROUND FLOOR (STREET LEVEL) IN THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS ONLY) AND OVERLOOKING THE FINCHLEY ROAD AND IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTES.

*THE FLAT CAN BE VACANT AND READY FOR EARLYOCCUPATION

*THE ACCOMMODATION PROVIDES 1 BEDROOM, LOUNGE, NEW KITCHEN AND BATHROOM WITH WALK IN SHOWER

*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 ROUTES THAT STOP 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 SOLE AGENTS - DREAMVIEW ESTATES

*PLEASE CALL US ON

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 105 YEARS REMAIN

*GROUND RENT - £200 PA

*CURRENT SERVICE CHARGE - APPROX £6600 PA (THESE CAN BE PAID MONTHLY BY DD)

*COUNCIL TAX BAND E - £2135

*EPC BAND C

*PRICE £185,000 LEASEHOLD

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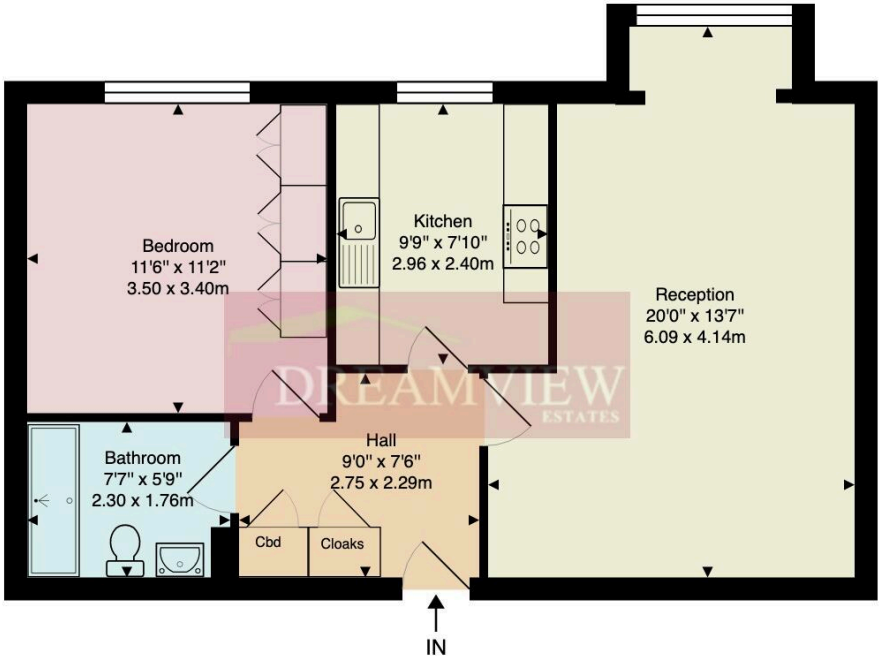
Birnbeck Court (5)



Lower Ground Floor
Approx. Gross Internal Area: 558 ft² ... 51.8 m²

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

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Energy performance certificate (EPC)

Flat 5
Birnbeck Court
850 Finchley Road
LONDON
NW11 6BB

Energy rating
C

Valid until: **23 October 2032**

Certificate number: **9360-2141-3200-2492-4185**

Property type	Ground-floor flat
Total floor area	52 square metres

Rules on letting this property

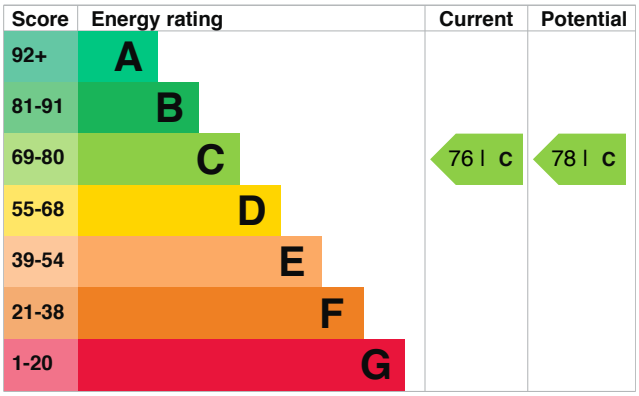
Properties can be let if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	System built, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
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	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 160 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	1.5 tonnes of CO2
This property's potential production	1.3 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (76) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£26

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£397
Potential saving	£26

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	2990 kWh per year
Water heating	1729 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Michael Gibber
Telephone	07843698991
Email	peninsulasurveys@me.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020438
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	19 October 2022
Date of certificate	24 October 2022
Type of assessment	RdSAP