



 **2**
Bedrooms

 **2**
Bathrooms



**BIRNBECK COURT, FINCHLEY ROAD,
PLEASE NOTE THIS FLAT IS IN A RETIREMENT BLOCK FOR AGES 55
AND OVER ONLY !!!
*2 BEDROOM FLAT ON THE RAISED GROUND FLOOR TO THE FRONT
OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK
(FOR AGES OVER 55 YEARS) AND OVERLOOKING THE LAWNED AREA
AT THE FRONT OF THE BLOCK AND IN THE HEART OF TEMPLE
FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTE**

BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

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***NB The flat has step free access from the main entrance, lift or stairs are not required.**

When viewed from the Finchley Road the flat is on the first floor.

*THE FLAT WAS COMPLETELY REFURBISHED ABOUT 2 YEARS AGO IS VACANT AND READY FOR IMMEDIATE OCCUPATION

*THE ACCOMMODATION PROVIDES FOR 2 BEDROOMS, EN SUITE FULLY TILED WET ROOM, SEPARATE SHOWER ROOM, LOUNGE, NEARLY NEW FULLY FITTED KITCHEN

*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

*LEASE – 107 YEARS REMAIN

*GROUND RENT - £200 PA

*CURRENT SERVICE CHARGE - APPROX £6500 PA

*PRICE £350,000 LEASEHOLD

COUNCIL TAX BAND E

EPC BAND C

Birnbeck Court



Approx. Gross Internal Area: 726 ft² ... 67.5 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.



Energy Performance Certificate



Flat 12/A Birnbeck Court, 850, Finchley Road, LONDON, NW11 6BB

Dwelling type: Mid-floor flat
Date of assessment: 26 June 2020
Date of certificate: 29 June 2020

Reference number: 2468-0090-7276-7200-7280
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 1,137

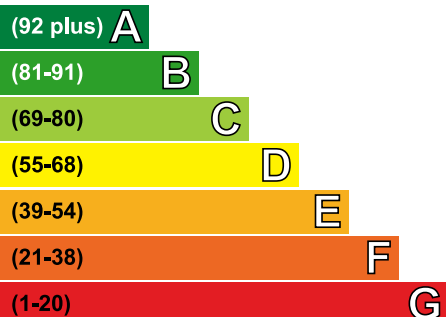
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	Not applicable
Heating	£ 597 over 3 years	£ 597 over 3 years	
Hot Water	£ 357 over 3 years	£ 357 over 3 years	
Totals	£ 1,137	£ 1,137	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	(another dwelling above)	—
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 114 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,794	N/A	N/A	N/A
Water heating (kWh per year)	2,476			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Quidos. You can obtain contact details of the Accreditation Scheme at www.quidos.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: QUID203288
Assessor's name: Naphtali Lewis
Phone number: 020 8458 7444
E-mail address: n.lewis@cecenergy.co.uk
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at:

www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

