



 **2**
Bedrooms

 **1**
Bathroom





PRICE REDUCED FOR QUICK SALE

This spacious two-bedroom flat is located on the third floor of a purpose-built block in Lakeside Lodge WITH A LIFT!. It features a large communal garden, off-road parking, and a garage. The property includes an elevator, gas central heating, and double bedrooms.

NOW ONLY £425,000

This two-bedroom flat is situated in Lakeside Lodge, Bridge Lane, London NW11.

REDUCED FOR QUICK SALE

The property offers 810 sq ft/75 sq mt of space a well-designed layout with two double bedrooms, one bathroom, and a reception room.

Located on the third floor of a purpose-built block, the flat is accessible via an elevator, ensuring convenience for residents.

The flat benefits from gas central heating, providing warmth and comfort throughout the year.

The communal gardens are expansive, offering a pleasant outdoor space for relaxation. Off-road parking and a garage are available, adding to the convenience of this property.

The reception room is spacious, providing ample space for living and dining. The kitchen is well-equipped, offering sufficient storage and worktop space for meal preparation. Both bedrooms are generously sized, allowing for comfortable living arrangements.

The hallway has shelving and being large enough to take a desk making the area like a workspace/home office area and almost like an extra room

Lakeside Lodge is located in a desirable area of London, offering easy access to local amenities and transport links.

The property has an Energy Efficiency Rating of 53, with the potential to improve to 63. This indicates moderate energy efficiency, with opportunities for enhancement.

This flat is an excellent opportunity for those seeking a comfortable and convenient living space in London.

PRICE REDUCED FOR QUICK SALE

Now only £425,000 with SHARE OF FREEHOLD WITH A 954 YEAR COMCURENT LEASE

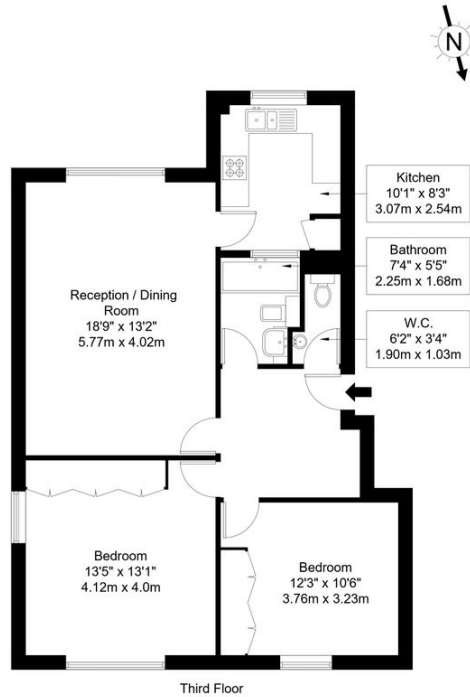
Service Charges £2760 pa

EPC D

COUNCIL TAX BAND E

Bridge Lane, NW11 9LA

Approx Gross Internal Area = 75.24 sq m / 810 sq ft



Ref : Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy performance certificate (EPC)

Flat 20 Lakeside Lodge 131 Bridge Lane LONDON NW11 9LA	Energy rating D	Valid until: 8 February 2036
		Certificate number: 0350-2005-3520-2906-1861

Property type	Top-floor flat
Total floor area	71 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 D. 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		77 C
55-68	D	67 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Poor

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Excellent lighting efficiency	Very good
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 214 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had **no smart meters** 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 how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,048 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 £353 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:

- 5,670 kWh per year for heating
- 3,637 kWh per year for hot water

Impact on the environment

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

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 CO ₂
This property produces	2.8 tonnes of CO ₂
This property's potential production	1.6 tonnes of CO ₂

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

▶ [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost £900 - £1,200

Typical yearly saving £67

Potential rating after completing step 1

69 C

Step 2: Cavity wall insulation

Typical installation cost £900 - £1,500

Typical yearly saving £90

Potential rating after completing steps 1 and 2

72 C

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £20 - £40

Typical yearly saving £19

Potential rating after completing steps 1 to 3

72 C

Step 4: Hot water cylinder thermostat

Typical installation cost £130 - £180

Typical yearly saving £86

Potential rating after completing steps 1 to 4

75 C

Step 5: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,500

Typical yearly saving

£91

Potential rating after completing steps 1 to 5

77 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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

Ian Adler

Telephone

03300881141

Emailinfo@epcnational.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/029100
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 February 2026
Date of certificate	9 February 2026
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

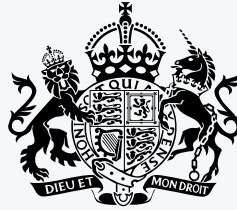
Certificate number	9308-1063-7271-2074-4984 (/energy-certificate/9308-1063-7271-2074-4984)
Expired on	9 September 2024



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OGI

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