

## MORELAND COURT, Finchley Road, Golders Green, NW2 £500,000, Share of Freehold



A stunning 2 double bedroom garden level apartment of some 730 sq ft/68 Sq Mt available in this sought after Tudor style block of flats in Childs Hill.

\* Beautifully redesigned and refurbished property by Angela Marquito Associates in 2020

\* Childs Hill is a nice village next door to Hampstead, West Hampstead and Golders Green and has excellent amenities, it's also an unbelievably well connected area with Northern, Jubilee, Metropolitan and Overground stations nearby, a tonne of bus routes, and easy access to M1, A406, A1M and more

\*Viewing highly recommended





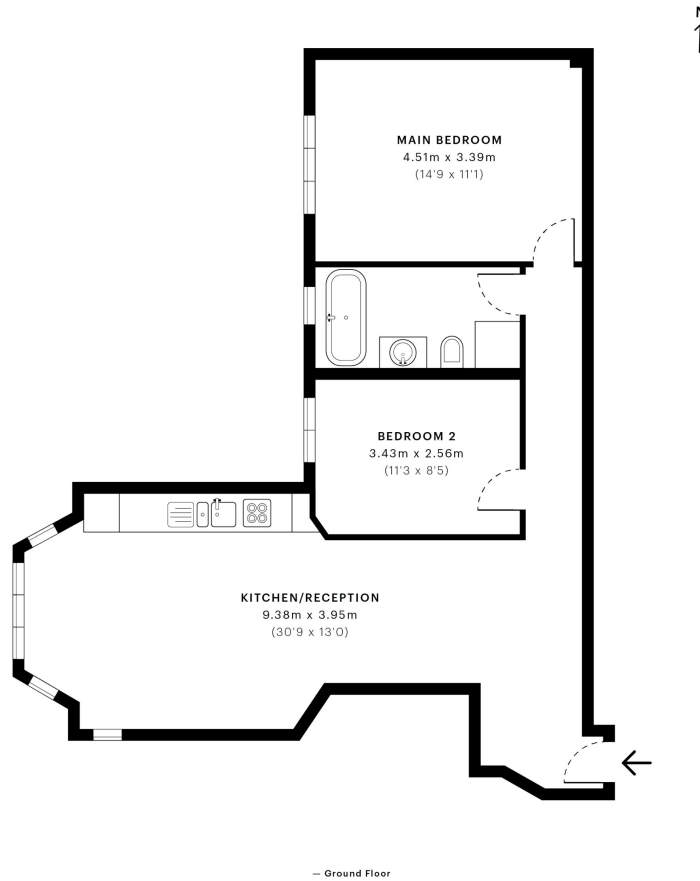


# Moreland Court, NW2

CAPTURE DATE 24/09/2020 LASER SCAN POINTS 28,909,057

GROSS INTERNAL AREA

67.89 sqm / 730.76 sqft



 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
67.89 sqm / 730.76 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
65.34 sqm / 703.31 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 70.73 sqm / 761.33 sqft  
IPMS 3C RESIDENTIAL 68.18 sqm / 733.88 sqft

spec id 5f3c0ac70a4fb00daf148467

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

SPACIOUS 730sq ft/68 sq mt NEWLY REFURBISHED 2 BEDROOM GARDEN LEVEL FLAT

\*MORELAND COURT, FINCHLEY ROAD, CHILDS HILL, NW2 2PL

\*Spacious 2 bedroom apartment to buy in this purpose built Tudor style block of flats in Child Hill which has recently been refurbished throughout to a high standard and provide a new modern kitchen and a luxury new bathroom

This bright airy property also comprises of an entrance hall, large reception room with leading to the open plan kitchen/dining area and a brand new modern bathroom. The flat has also been redecorated throughout

\* Features include:-

\* Real wood floors throughout (Dinesen Douglas Fir) + all rooms have distinctive new full height doors

\* All mod cons including underfloor heating with dedicated electric boiler + smart meter setup

\* Handmade kitchen

\* Microcement bathroom with freestanding bath

\* Big rooms, high ceilings, incredibly quiet with lovely garden views in all rooms

\* Childs Hill is a nice popular village next door to Hampstead, West Hampstead and Golders Green and has excellent amenities; it's also an unbelievably well connected area with Northern, Jubilee, Metropolitan and Overground stations nearby, a tonne of bus routes, and easy access to M1, A406, A1M and more

\*VIEWING OF THIS LOVELY FLAT IS STRONGLY RECOMMENDED

PRICE £500,000 999 years lease with a Share of Freehold.

Service Charges: £2000pa

This includes; onsite porter, regular gardener and cleaner for the common parts and hot water.

Additional charges relating to remedial works in the block TBC

Council Tax Band D - £1606 (2020/21)

# Energy performance certificate (EPC)

FLAT 38  
MORELAND COURT  
FINCHLEY ROAD  
LONDON  
NW2 2PL

Energy rating

C

Valid until 6 December 2030

Certificate number

0443-3901-9209-5500-7200

## Property type

Ground-floor flat

## Total floor area

68 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 178 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

2.1 tonnes of CO<sub>2</sub>

### This property's potential production

1.6 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 0.5 tonnes per year. This will help to protect the environment.

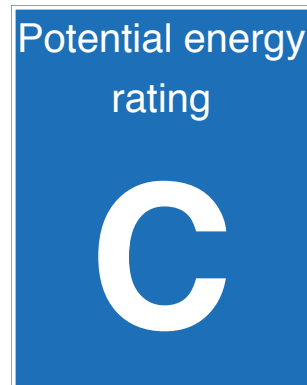
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (73) to C (78).

► [What is an energy rating?](#)



## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£106

### Potential rating after carrying out recommendation 1

78 | C

## Paying for energy improvements

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

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£525

### Potential saving

£106

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property



## Space heating

5422.0 kWh per year

---

## Water heating

1974.0 kWh per year

---

## Potential energy savings by installing insulation

### Type of insulation

### Amount of energy saved

#### Solid wall insulation

2358 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## 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](mailto: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](mailto:enquiries@elmhurstenergy.co.uk)

---

**Assessment details****Assessor's declaration**

No related party

---

**Date of assessment**

4 November 2020

---

**Date of certificate**

7 December 2020

---

**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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.