

Finchley Lane, HENDON, NW4
£665,000, Leasehold



***HELP TO BUY AVAILABLE!**

***DREAMVIEW ESTATES ARE DELIGHTED TO HAVE BEEN ASKED TO MARKET THIS FINE SELECTION OF 6 NEW FLATS IN A MODERN 3 STOREY BUILDING SET IN A PROMINENT LOCATION AT THE UPPER PART OF FINCHLEY LANE AND CLOSE TO THE LOCAL SHOPS AT BRENT STREET**





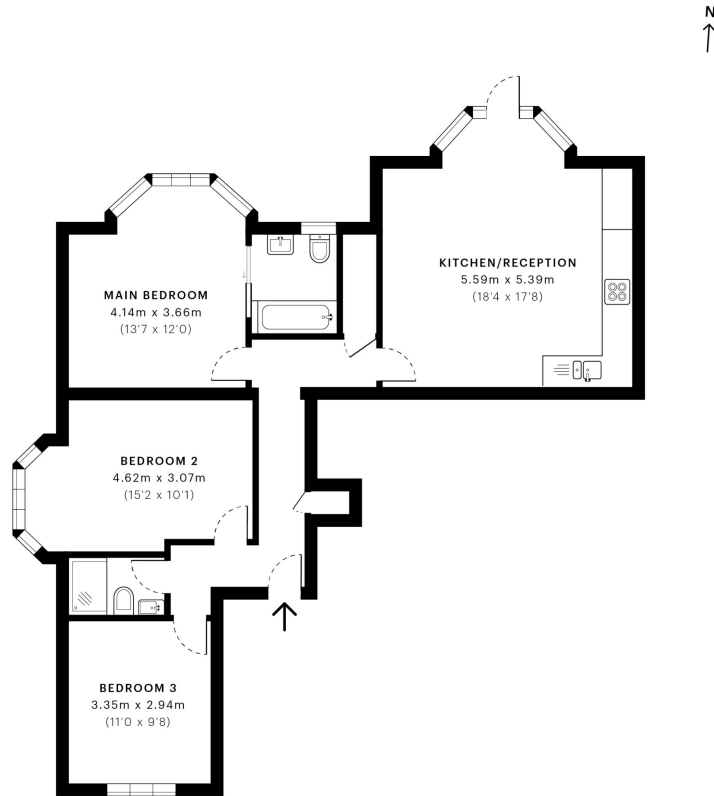


Finchley Lane, NW4

CAPTURE DATE 09/03/2021 LASER SCAN POINTS 33,296,678

GROSS INTERNAL AREA

82.97 sqm / 893.08 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
82.97 sqm / 893.08 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
78.26 sqm / 842.38 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 85.22 sqm / 917.30 sqft
IPMS 3C RESIDENTIAL 80.51 sqm / 866.60 sqft

SPEC ID 603f94084f28210dcf3268f5

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.

“49” FINCHLEY LANE, HENDON NW4 1BY

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*LOCAL BUSES PASS THE DOOR GIVING EASY ACCESS TO HENDON CENTRAL STATION

*ALL FLATS HAVE BEEN FINISHED TO A HIGH STANDARD WITH MANY LUXURY FEATURES THAT MAKE THESE VERY ATTRACTIVE NEW HOMES WITH FULLY FITTED KITCHENS AND TILED BATHROOMS OR SHOWER ROOMS

*ALL FLATS HAVE WOODEN FLOORING AND INDEPENDENT GAS CENTRAL HEATING

*NEW 130 YEAR LEASES WILL BE GRANTED WITH LOW OUTGOING PLANNED TO BE SHARED ON A PRO RATA BASIS BASED ON SIZE OF FLAT

*EACH FLAT WILL HAVE A PARKING SPACE TO THE FRONT AND THERE WILL EITHER A SHARED GARDEN AREA OR PRIVATE SECTION DEPENDING ON WHICH FLAT

*ON THE GROUND FLOOR

FLAT 1 – 915/ SQ FT 85 SQ MT - 3 BEDS 2 BATHS – OWN SECTION OF GARDEN - £665,000

FLAT 2 – 667 SQ FT/62 SQ MT - 2 BEDS 2 BATHS – OWN SIDE PATIO - £560,000

*ON THE FIRST FLOOR

FLAT 3 – 60 SQ MT - 2 BEDS 2 BATHS – COMMUNAL GARDEN - £530,000

FLAT 4 – 64 SQ MT - 2 BEDS 2 BATHS – COMMUNAL GARDEN - £540,000

FLAT 5 – 40 SQ MT - 1 BEDS 1 BATH – COMMUNAL GARDEN - £375,000

*ON THE SECOND (TOP) FLOOR

FLAT 6 – 67 SQ MT - 2 BEDS 2 BATHS – COMMUNAL GARDEN - £540,000

Energy performance certificate (EPC)

Flat 1
49 Finchley Lane
London
NW4 1BY

Energy rating

C

Valid until 4 March 2031

Certificate number

0320-3435-2070-2609-2181

Property type

Ground-floor flat

Total floor area

80 square metres

Rules on letting this property

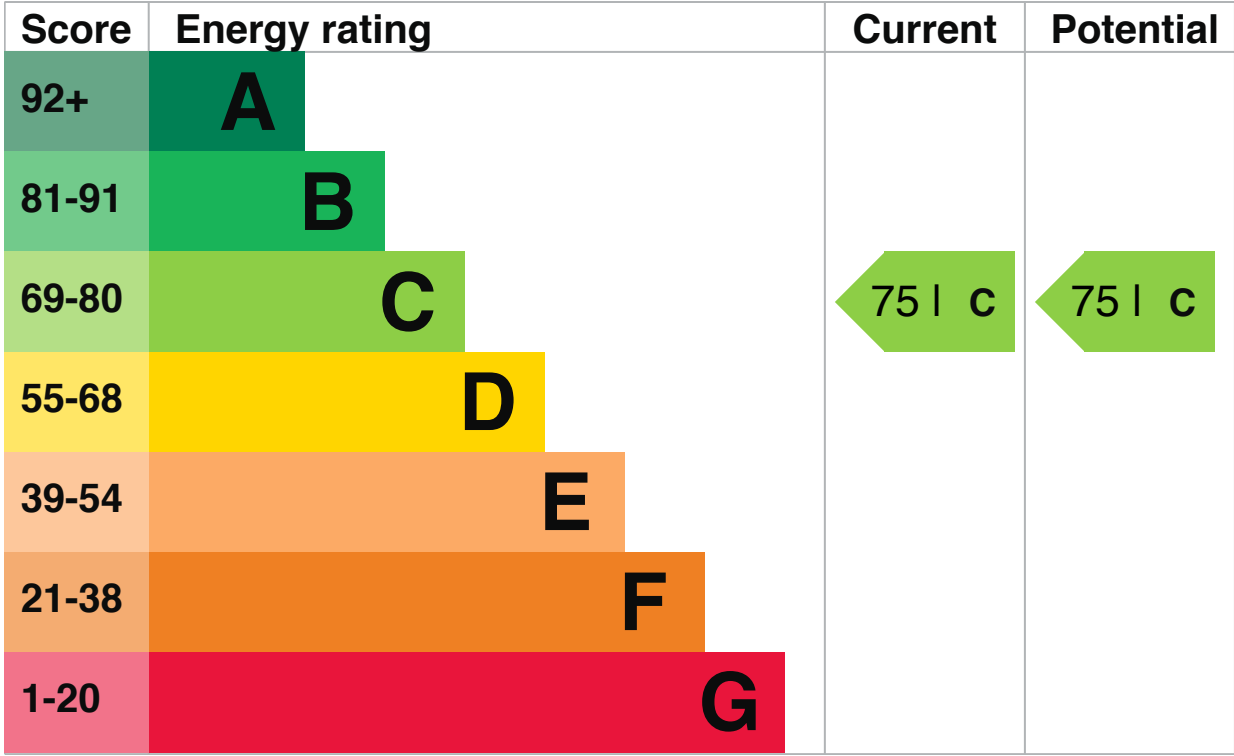
Properties can be rented if they have an energy rating from A to E.

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.](#)



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.

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
Walls	Average thermal transmittance 0.29 W/m²K	Very good
Floor	Average thermal transmittance 0.21 W/m²K	Good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(other premises above)	N/A
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

The primary energy use for this property per year is 151 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

2.1 tonnes of CO₂

This property's potential production

2.1 tonnes of CO₂

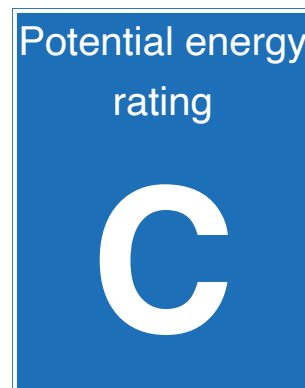
By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 tonnes per year. This will help to protect the environment.

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

The assessor did not make any recommendations for this property.

[Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) has guidance on improving a property's energy use. (<https://www.simpleenergyadvice.org.uk/>).



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

£515

Potential saving

£0

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

5854 kWh per year

Water heating

2014 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.

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

James Turner

Telephone

01437 710954

Email

jim.thinkinggreen@gmail.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/003630

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

5 March 2021

Date of certificate

5 March 2021

Type of assessment

► [SAP](#)

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.

There are no related certificates for this property.