

## BIRNBECK COURT, FINCHLEY ROAD, TEMPLE FORTUNE, NW11 £255,000, Leasehold



NOT JUST A ROOM WITH A VIEW.....  
\*A WHOLE FLAT WITH A VIEW! OF THE GARDENS

\*WE ARE PLEASED TO OFFER THIS 1 BEDROOM FLAT ON THE GROUND FLOOR OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (AGES OVER 55 YEARS) IN HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS & THE BUS ROUTES.

\*THE FLAT HAS LOVELY VIEWS OVER THE COMMUNAL GARDENS







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## Long Description

BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

\*NOT JUST A ROOM WITH A VIEW.... BUT A WHOLE FLAT WITH A VIEW!!!

\*1 BEDROOM FLAT ON THE GROUND FLOOR OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTES WITH LOVELY VIEWS OVER THE COMMUNAL GARDENS

\*THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION

\*THE ACCOMMODATION PROVIDES FOR 1 BEDROOM, LOUNGE, KITCHEN AND BATHROOM/WC

\*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

\*\*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 - 112 YEARS REMAIN

\*GROUND RENT - £200 PA

\*CURRENT SERVICE CHARGE - APPROX £5774 2021/22

\*PRICE £255,000 LEASEHOLD

# Energy performance certificate (EPC)

Flat 21 Birnbeck Court 850, Finchley Road LONDON NW11 6BB		Energy rating  D
Valid until  12 September 2023	Certificate number  9178-0064-7221-1337-8960	

**Property type**  
Ground-floor flat

**Total floor area**  
52 square metres

**Rules on letting this property**

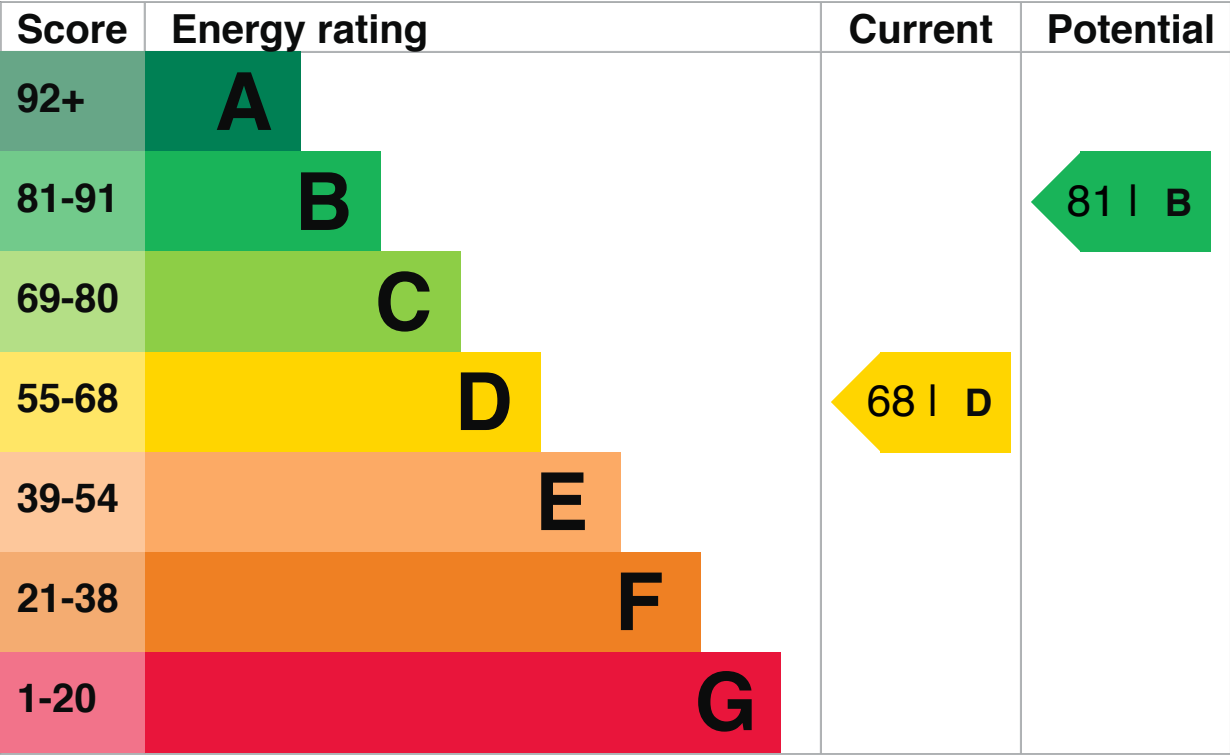
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be B.

[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	Cavity wall, as built, partial insulation (assumed)	Average
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good



Feature	Description	Rating
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 212 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

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

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.1 tonnes per year. This will help to protect the environment.

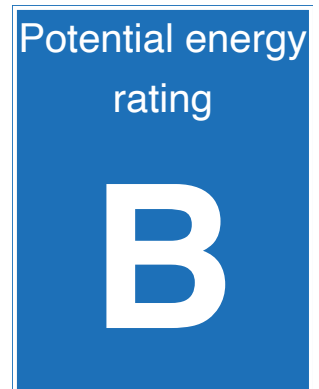
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## 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 D (68) to B (81).

► [What is an energy rating?](#)



### Recommendation 1: Cavity wall insulation

Cavity wall insulation

#### Typical installation cost

£500 - £1,500

#### Typical yearly saving

£29

#### Potential rating after carrying out recommendation 1

70 | C

### Recommendation 2: Floor insulation

Floor insulation

#### Typical installation cost

£800 - £1,200

#### Typical yearly saving

£38

#### Potential rating after carrying out recommendations 1 and 2

72 | C

### Recommendation 3: Low energy lighting

Low energy lighting

#### Typical installation cost

£30

#### Typical yearly saving

£27

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## Potential rating after carrying out recommendations 1 to 3

74 | C

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## Recommendation 4: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

### Typical installation cost

£350 - £450

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### Typical yearly saving

£35

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## Potential rating after carrying out recommendations 1 to 4

76 | C

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## Recommendation 5: Replace boiler with new condensing boiler

Condensing boiler

### Typical installation cost

£2,200 - £3,000

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### Typical yearly saving

£40

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## Potential rating after carrying out recommendations 1 to 5

78 | C

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## Recommendation 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

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### Typical yearly saving



## Potential rating after carrying out recommendations 1 to 6

81 | B

## 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

£533

#### Potential saving

£208

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

4314 kWh per year

#### Water heating

1732 kWh per year

## Potential energy savings by installing insulation

### Type of insulation

### Amount of energy saved

#### Cavity wall insulation

554 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

Deepak Udassi

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### Telephone

08456 809231

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### Email

[info@epcportal.co.uk](mailto:info@epcportal.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/009073

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### Telephone

01455 883 250

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### Email

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

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

13 September 2013

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### Date of certificate

13 September 2013

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## Type of assessment

► [RdSAP](#)

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## 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.