

MONTROSE COURT, FINCHLEY ROAD, TEMPLE FORTUNE, NW11 £579,950, Leasehold



DREAMVIEW ESTATES ARE VERY PLEASED TO BRING TO THE MARKET THIS NEWLY DECORATED AND WELL PRESENTED 3 BEDROOM FLAT OF SOME 1000 SQ FT/93 SQ MT WITH 2 CONNECTED RECEPTIONS ON THE FIRST FLOOR OF THIS POPULAR MANSION STYLE BLOCK IN TEMPLE FORTUNE AREA AND ON THE BORDERS OF HAMPSTEAD GARDEN SUBURB

*THE FLAT HAS BEEN RECENTLY IMPROVED WITH NEW DECORATIONS, AND A REFURBISHED KITCHEN

*VERY COMPETITELY PRICED FOR QUICK SALE !!!!







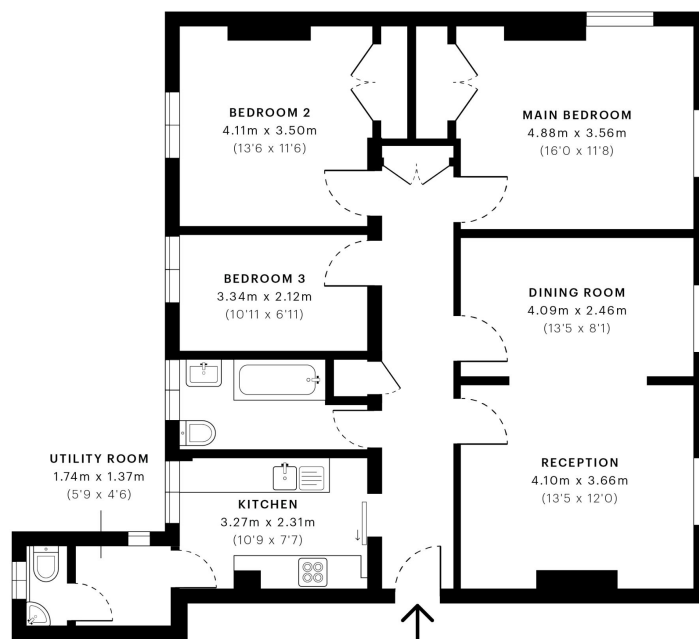
Montrose Court, NW11

CAPTURE DATE 30/11/2021 LASER SCAN POINTS 2,358,497

GROSS INTERNAL AREA

93.06 sqm / 1001.69 sqft

→ Z



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
93.06 sqm / 1001.69 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
85.74 sqm / 922.90 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 94.43 sqm / 1016.44 sqft
IPMS 3C RESIDENTIAL 88.45 sqm / 952.07 sqft

SPEC ID 619fc349cd0cee0dc1888a37

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

MONTROSE COURT, FINCHLEY ROAD, CORNER ADDISSON WAY, LONDON, NW11 6AG

*LARGE 3 BEDROOM 2 RECEPTION FIRST FLOOR FLAT

*VERY COMPETITELY PRICED FOR QUICK SALE

*WE ARE REALLY PLEASED TO BRING TO THE MARKET THIS NEWLY DECORATED AND WELL PRESENTED 3 BEDROOM FLAT OF SOME 1000 SQ FT/93 SQ MT WITH 2 CONNECTED RECEPTIONS ON THE FIRST FLOOR OF THIS POPULAR MANSION STYLE BLOCK IN TEMPLE FORTUNE AREA AND ON THE BORDERS OF HAMPSTEAD GARDEN SUBURB

*THE FLAT HAS BEEN RECENTLY IMPROVED WITH NEW DECORATIONS, AND A REFURBISHED KITCHEN

*IT SHOWS REALLY WELL AND IS READY TO MOVE INTO

*ALONG WITH THE ABOVE ACCOMMODATION THERE IS A MODERN FULLY TILLED BATHROOM/WC PLUS A SEPARARTE CLOAKROOM AND GAS CENTRAL HEATING SERVES THE WHOLE FLAT

*OUTSIDE THERE IS A COMMUNAL GARDENS TO THE REAR

*THE LEASE IS 110 YEARS (AND SERVICE CHARGE APPROX £2700 PA. GROUND RENT £100 pa

*PRICE NOW ONLY £579,950

*EPC BAND D

*COUNCIL TAX BAND E - £2078.99 (2021/22)

*EARLY VIEWING OF THIS WELL PRESENTED FLAT IS STRONGLY RECOMMENDED

*PLEASE CALL OWNERS JOINT SOLE AGENTS ON 020 8455 0055

Energy performance certificate (EPC)

Flat 4 Montrose Court Finchley Road LONDON NW11 6AG	Energy rating D	Valid until: 13 August 2027 Certificate number: 8404-4445-7329-1097-5833
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Property type	Mid-floor flat
Total floor area	92 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.

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Partial secondary glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 64% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 207 kilowatt hours per square metre (kWh/m²).

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 CO ₂
This property produces	3.3 tonnes of CO ₂
This property's potential production	1.7 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.6 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).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£275
2. Low energy lighting	£25	£20
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£27

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	£766
Potential saving	£322

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/>).

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	10206 kWh per year
Water heating	2331 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	6032 kWh per year
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You might be able to receive [Renewable Heat Incentive payments](#) (<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	David Down
Telephone	07713 632567
Email	davedown67@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER003342
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	14 August 2017
Date of certificate	14 August 2017
Type of assessment	RdSAP