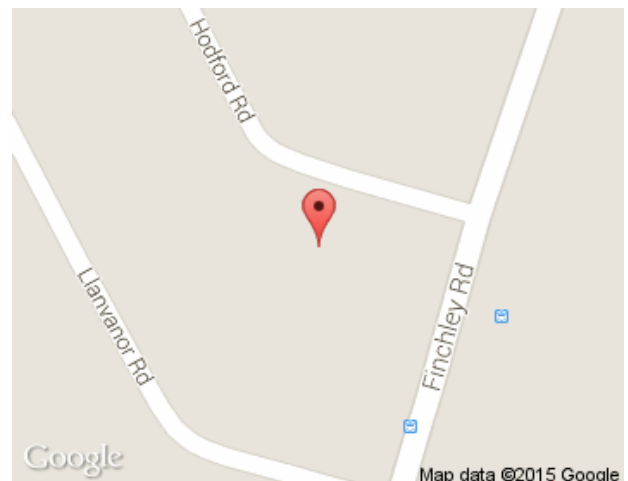


THE LEXINGTON, FINCHLEY ROAD, GOLDERS GREEN, NW11 £7,150 per month, For long let



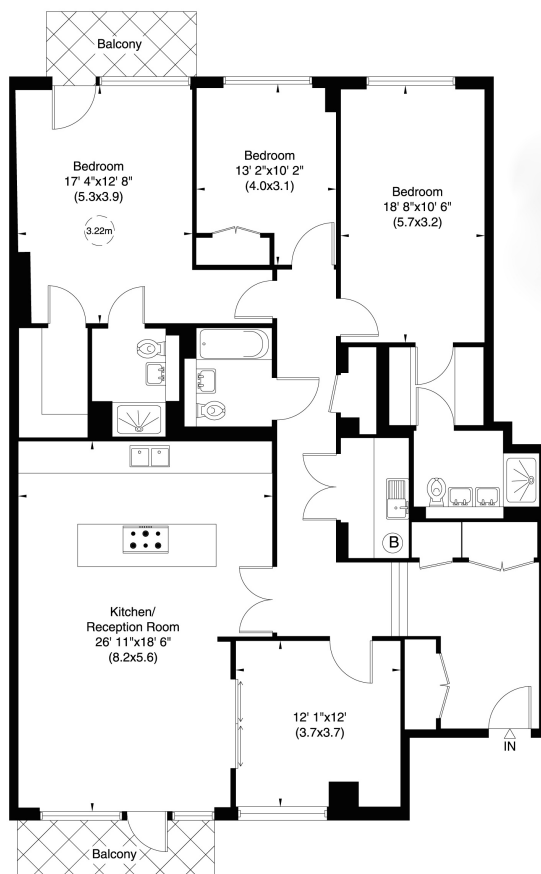
A STUNNING GROUND FLOOR APARTMENT IN THIS BRAND NEW LUXURY DEVELOPMENT. THE FLAT HAS 3 BEDROOMS, 2 RECEPTION ROOMS, 2 BATHROOM AND LARGE PATIO TERRACE. THERE IS ALSO 12 HOUR CONCIERGE, RESIDENTS GYM AND SECURE UNDERGROUND PARKING. AVAILABLE NOW.





Gross internal area (approx.)
1831 Sq ft (170 Sq m)

For identification only, Not to Scale



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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

DREAMVIEW ESTATES ARE PROUD TO PRESENT THIS STUNNING 168.8 SQ MT/ 1800 SQ FT GROUND FLOOR APARTMENT IN THE BRAND NEW LEXINGTON DEVELOPMENT IN GOLDERS GREEN.

- * Ceiling heights of between 10' and 11'
- * 3/4 Bedrooms, with 2 Shower Rooms ensuite,
- * 2 Dressing Rooms and a separate Bathroom.
- * Separate Utility Room
- * Air Conditioning in Master Bedroom and Reception.
- * Underfloor heating throughout.
- * Beautiful balcony off the Master Bedroom and Reception Room.
- * Open plan kitchen with Miele equipment throughout.
- .* Access to this apartment is from the Lobby.
- * Secure underground garage space, storage locker
- * Communal bike storage room
- * 800ft², fully equipped and air-conditioned Gym.
- * South facing apartment facesand was always considered the optimum layout for this building, when it was first launched.
- * There is a 1500ft² grand entrance Lobby, with about 15-17hr concierge portorage.

THE APARTMENT BENFITS FROM 3 BEDROOMS (ALL WITH BUILT IN STORAGE), 2 RECEPTION ROOMS, 2 BATHROOMS (ONE EN-SUITE), LARGE OPEN PLAN KITCHEN AND RECEPTION ROOM.

THE APARTMENT ALSO HAS A LARGE BALCONY TERRACE AND ACCESS TO RESIDENTS GYM AND SECURE UNDERGROUND PARKING.

Energy Performance Certificate



Flat 1 Lexington Place, 765, Finchley Road, LONDON, NW11 8DN

Dwelling type: Top-floor flat
Date of assessment: 27 November 2014
Date of certificate: 27 November 2014
Reference number: 9630-3803-7998-9424-7235
Type of assessment: SAP, new dwelling
Total floor area: 169 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

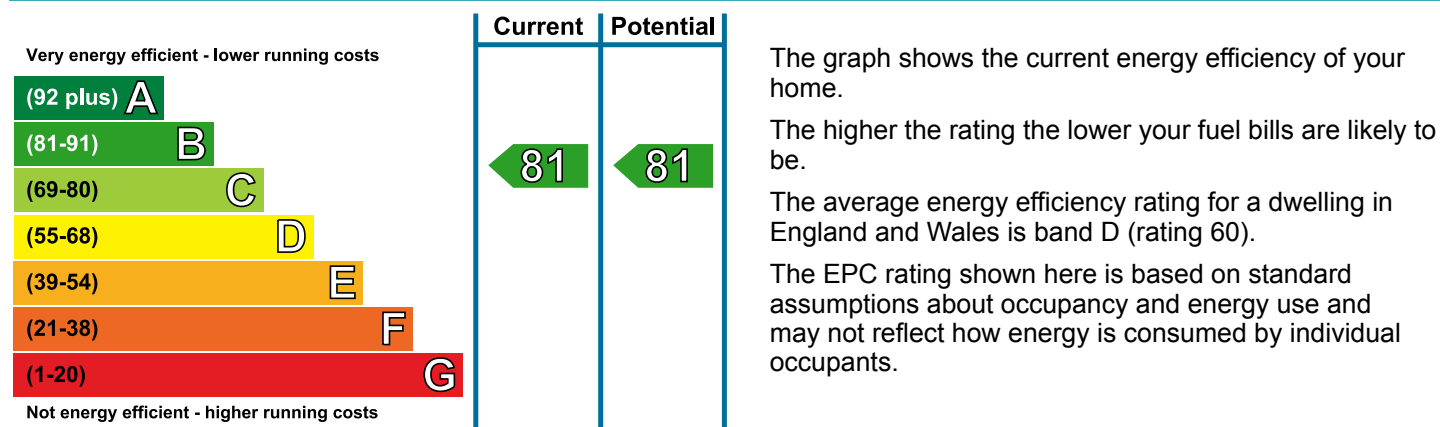
£ 2,145

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	Not applicable
Heating	£ 1,602 over 3 years	£ 1,602 over 3 years	
Hot Water	£ 303 over 3 years	£ 303 over 3 years	
Totals	£ 2,145	£ 2,145	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.29 W/m²K	★★★★★
Roof	Average thermal transmittance 0.13 W/m²K	★★★★★
Floor	Average thermal transmittance 0.21 W/m²K	★★★★☆
Windows	Fully double glazed	★★★★☆
Main heating	Community scheme	★★★★★
Main heating controls	Charging system linked to use of community heating, programmer and TRVs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.6 m³/h.m² (assessed average)	★★★★☆

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 80 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Community heat pump

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	6,724
Water heating (kWh per year)	2,295

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: STRO000093
Assessor's name: Jerzy Golinski
Phone number: 0845 621 1111
E-mail address: j.golinski@stroma.com
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.4 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

