

## **BIRNBECK COURT, 850 FINCHLEY ROAD, TEMPLE FORTUNE, NW11** **Offers in excess of £180,000, 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 1ST 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 IS IN GOOD CONDITION HAS LOVELY VIEWS OVER THE COMMUNAL GARDENS**

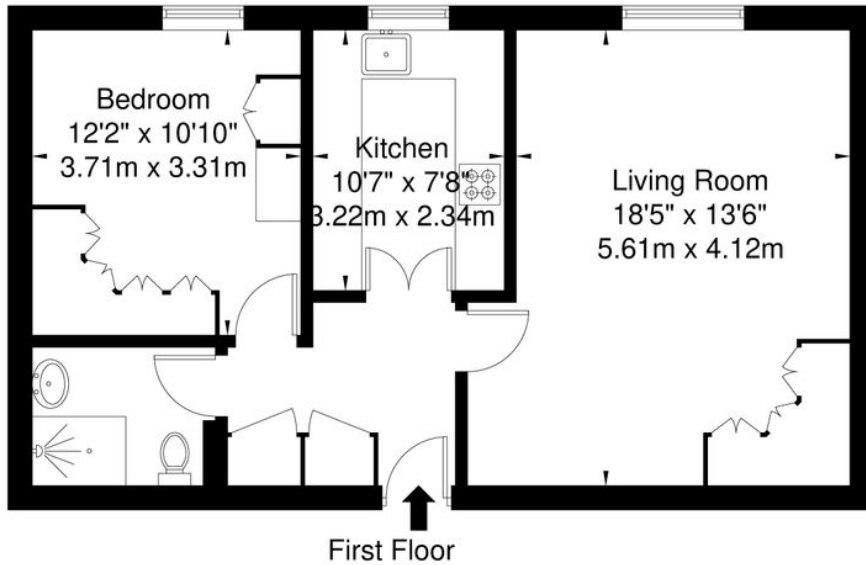
**\* Offers is now invited over 190,000**





# Birnbeck Court Finchley Road NW11 6BB

Approx. Gross Internal Area = 56.3 sq m / 606 sq ft



Ref

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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 FIRST 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

\*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 - 109 YEARS REMAIN

\*GROUND RENT - £200 PA

\*CURRENT SERVICE CHARGE - APPROX £5974 2022/23

\*COUNCIL TAX BAND E - £2,134.36 (2022/23)

\*EPC BAND C

\*PRICE £230,000 LEASEHOLD

\*REDUCED TO £180,000 !!!!!

# Energy performance certificate (EPC)

Flat 36  
Birnbeck Court  
850 Finchley Road  
LONDON  
NW11 6BB

Energy rating

**C**

Valid until: **5 July 2032**

Certificate number: **0854-3018-0203-3232-0204**

Property type

Top-floor flat

Total floor area

52 square metres

## Rules on letting this property

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 143 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environmental impact of this property

This property's current environmental impact rating is B. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

An average household produces	6 tonnes of CO <sub>2</sub>
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This property produces	1.3 tonnes of CO <sub>2</sub>
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This property's potential production	1.3 tonnes of CO <sub>2</sub>
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By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> 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.

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## Improve this property's energy performance

The assessor did not make any recommendations for this property.

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

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## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[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).

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## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£368
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Potential saving	£0
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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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

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[. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

### Heating use in this property

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

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	2702 kWh per year
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Water heating	1798 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	359 kWh per year
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## 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	Schriece Malhi-Samra
Telephone	02037576390
Email	<a href="mailto:david@thebleuplan.com">david@thebleuplan.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/025633
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	5 July 2022
Date of certificate	6 July 2022
Type of assessment	<a href="#">RdSAP</a>