



ENGEL JACOBS

LONDON+HERTS



- One Double Bedroom
- Mansion Block
- Gas Central Heating
- Spacious Apartment
- Close to Hendon Central Underground (Northern Line)
- Short Lease



Brent Street
London

£260,000

Entrance Hall

Carpeted throughout, radiator, storage cupboard.

Bedroom 14' 9" x 9' 5" (4.49m x 2.87m)

Carpeted throughout, radiator, double glazed windows to front aspect.

Reception 14' 10" x 9' 4" (4.52m x 2.84m)

Carpeted throughout., radiator, double glazed windows to front aspect.

Kitchen 10' 2" x 10' 1" (3.10m x 3.07m)

Laminate floor throughout, fitted units both wall mounted and base, ample work surface area, Bosch fridge/freezer, cooker, Bosch washing machine, larder cupboard, storage cupboard, door to fire escape, double glazed windows to rear.

Bathroom

Carpeted throughout, low level WC, bath with overhead shower, sink unit with storage, radiator, airing cupboard, frosted windows to rear aspect.

Energy Performance Certificate



Flat 37 Burnham Court, Brent Street, LONDON, NW4 2RE

Dwelling type: Mid-floor flat Reference number: 2438-1017-7286-5323-3930
Date of assessment: 27 June 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 June 2017 Total floor area: 51 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

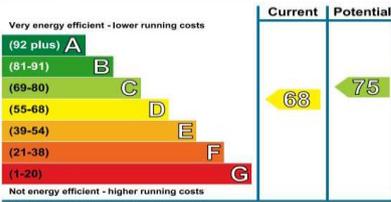
Estimated energy costs of dwelling for 3 years:	£ 1,569
Over 3 years you could save	£ 381

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 1,122 over 3 years	£ 741 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
Totals	£ 1,569	£ 1,188	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

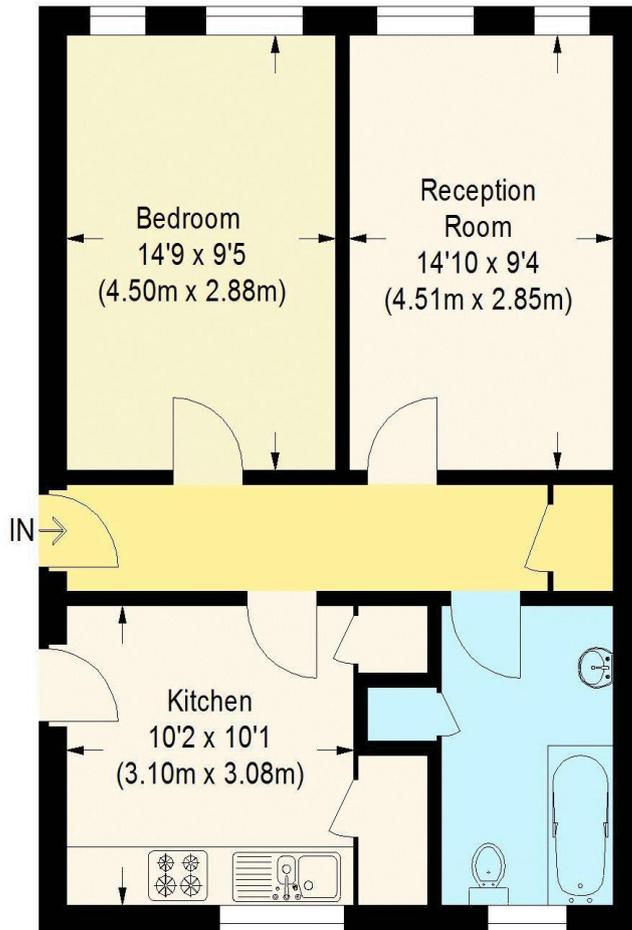
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 381	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Second Floor

Burnham Court

Approximate Gross Internal Area
53.4 sq m / 575 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID352255)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.