

CAVENDISH HOUSE, BEAUFORT PARK, NW9 £475,000, Leasehold

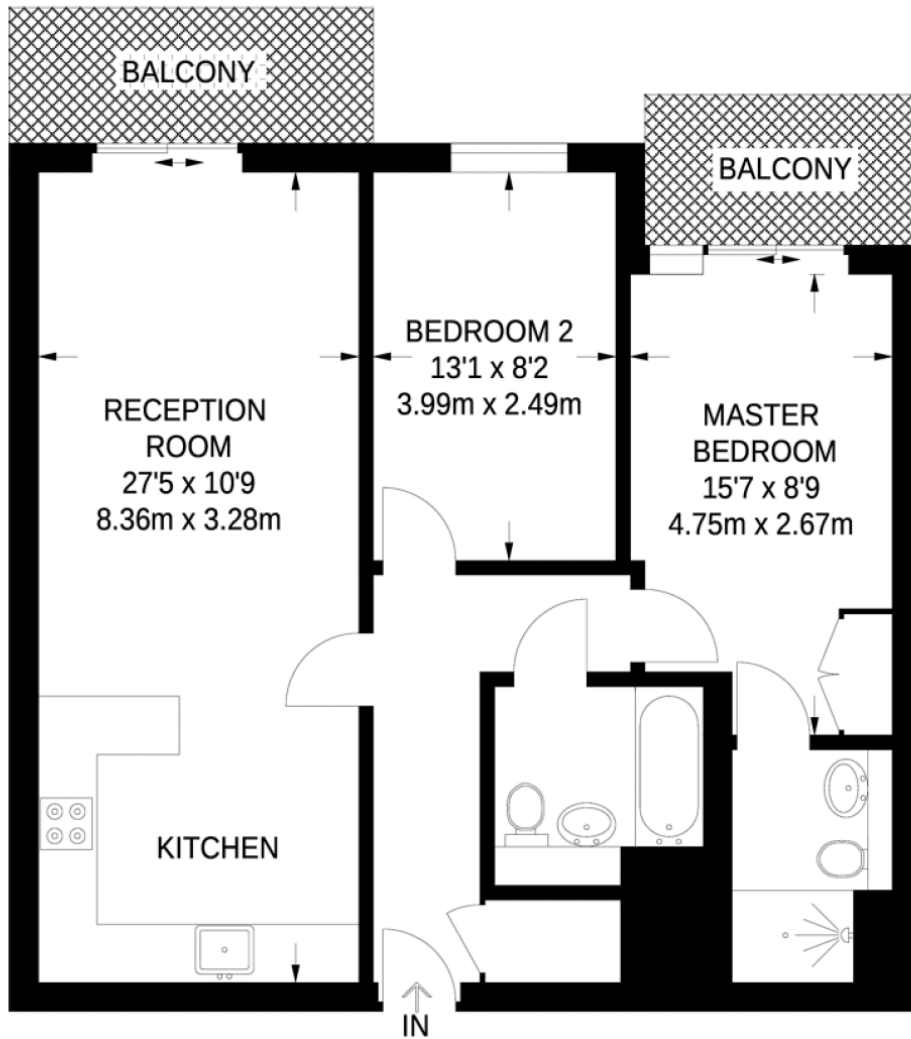


A MODERN 2 DOUBLE BEDROOM FLAT ON THE 4TH FLOOR IN THE NEW BEAUFORT PARK DEVELOPMENT. THE FLAT HAS 2 BATHROOMS (ONE ENSUITE), OPEN PLAN RECEPTION ROOM AND LIVING ROOM AND ACCESS OF MANY FACILITIES INCLUDING GARDEN, FITNESS STUDIO, SWIMMING POOL, SAUNA AND JACUZZI WITH SECURE COMMUNAL GARDENS AND THE 24/7 ONSITE CONCIERGE AND IS IN EASY WALK OF COLINDALE TUBE STATION

*PLEASE NOTE PICTURES TAKEN PRIOR TO CURRENT RENTAL - VP END FEB







FOURTH FLOOR
759 SQ FT / 70.5 SQ M

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

CAVENDISH HOUSE, BEAUFORT PARK, COLINDALE, NW9 5QG

*DREAMVIEW ESTATES ARE PLEASED TO BRING TO MARKET THIS MODERN APARTMENT ON THE 4TH FLOOR IN CAVENDISH HOUSE IN THE RECENTLY BUILT BEAUFORT PARK DEVELOPMENT.

*PLEASE NOTE PICTURES TAKEN PRIOR TO CURRENT RENTAL ENDING ON 22ND FEB

*THE FLAT BENEFITS FROM 2 DOUBLE BEDROOMS, 2 BATHROOMS (ONE ENSUITE) AND A LARGE OPEN PLAN LIVING ROOM AND KITCHEN. THERE IS ALSO 2 FRONT FACING BALCONIES

*THE APARTMENT ALSO HAS SECURE PARKING FOR 1 CAR, FREE ACCESS TO THE ONSITE GYM, FITNESS STUDIO, SWIMMING POOL, SAUNA AND JACUZZI WITH SECURE COMMUNAL GARDENS AND THE 24/7 ONSITE CONCIERGE

*THE FLAT ALSO HAS A SECURE UNDERGROUND PARKING SPACE

*BEAUFORT PARK IS A NEW DEVELOPMENT IN THE HEART OF COLINDALE, IT IS MINUTES FROM THE UNDERGROUND STATION AND PROVIDES MANY LOCAL SERVICES INCLUDING SUPERMARKETS AND RESTAURANTS.

*PRICE £525,000 LEASEHOLD

*NOW REDUCED TO ONLY £495,000

*Lease: 999 years from 25 Dec 2005 (982 REMAIN)

*Ground Rent: £300 pa

*Service Charge: £2500 pa

*Council Tax Band D - £1700 (2022/23)

*EPC Band C

Energy performance certificate (EPC)

Flat 50
Cavendish House
6 Boulevard Drive
LONDON
NW9 5QG

Energy rating

C

Valid until: **6 February 2033**

Certificate number: **0431-3023-0202-6287-8204**

Property type

Mid-floor flat

Total floor area

71 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 B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	System built, as built, insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very 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 128 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 1.5 tonnes of CO₂

This property's potential production 1.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by -0.1 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (78) to B (87).

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£1,200 - £1,800	£255

Paying for energy improvements

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

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£665
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Potential saving if you complete every step in order	£255
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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.

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	657 kWh per year
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Water heating	1943 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Michael Gibber
Telephone	07843698991
Email	peninsulasurveys@me.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020438
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	7 February 2023
Date of certificate	7 February 2023
Type of assessment	RdSAP
