

Derby Lodge, East End Road, London N3 3QG

Guide price: £365,000

For Sale by Daniel Rose Residential Ltd



Set within this idyllic setting is this attractive 2 bedroom property benefiting from 531 sq/ft of living space. This property was refurbished in 2016 to a very high standard including fully fitted kitchen and bathroom. The original wood flooring has been restored and is exposed. There is direct access to the rear storage area and communal garden. Parking is available for residents on a first come first served basis. The well-maintained COMMUNAL GARDEN is an excellent addition to the property.

Derby Lodge is located just off East End Road where you can find a variety of good shopping facilities and is within walking distance to Finchley Central tube.

Viewings

To arrange a viewing please contact our office on 020 7359 4493 or via email info@danielrose.net

SUPERB LOCATION
LARGE WELL MAINTAINED COMMUNAL GARDEN
TENURE: LEASEHOLD (125 years from 1989, approx. 94 years unexpired)
GROUND RENT: £80.00 per annum

RECEPTION



BEDROOM 1



BEDROOM 2



KITCHEN

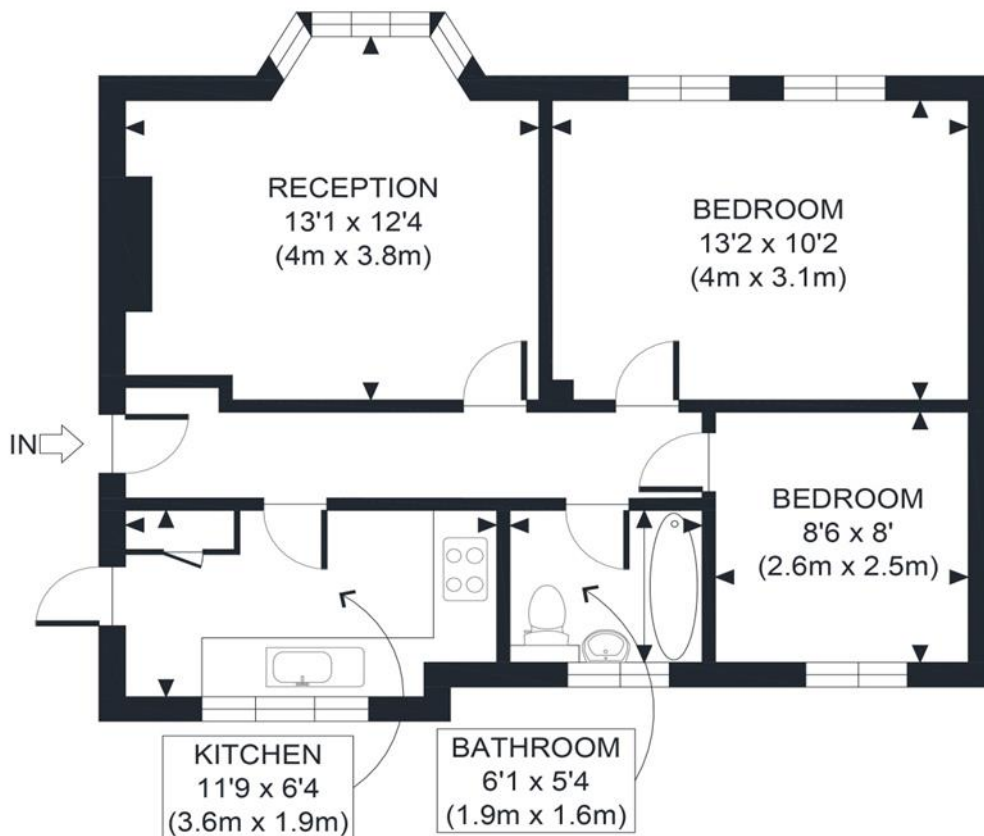


KITCHEN ANGLE



BATHROOM





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 531 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 531 SQ FT / 49 SQM

Ref:

Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Performance Certificate



Flat 19 Derby Lodge
East End Road

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Total floor area:

Ground-floor flat
22 April 2009
23 April 2009
0164-2802-6948-0921-3851
57 m²

LONDON
N3 3QG

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66	71	(55-68) D	61	67
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	314 kWh/m ² per year	266 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.5 tonnes per year
Lighting	£55 per year	£27 per year
Heating	£428 per year	£384 per year
Hot water	£76 per year	£72 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to the Energy Saving Trust Limited to provide information on financial help for improving its energy performance
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome