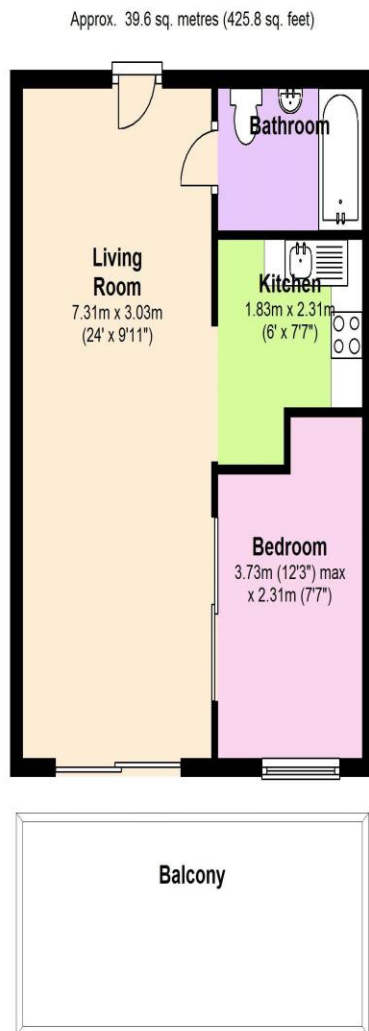




Subject to contract  
**£269,950**

**Amelia House**  
 Colindale, NW9 5JP



Total area: approx. 39.6 sq. metres (425.8 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measures or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
 Plan produced using PlanUp.

## Energy Performance Certificate



Amelia House, 11, Boulevard Drive, LONDON, NW9 5JP

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 27 January 2016  
**Date of certificate:** 27 January 2016  
**Reference number:** 2538-2009-7299-4626-0954  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 40 m<sup>2</sup>

### Use this document to:

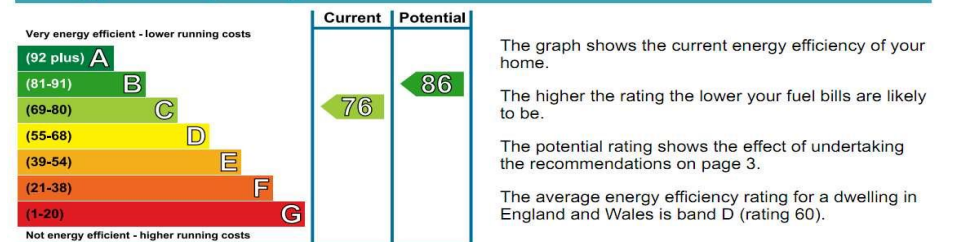
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,101</b>
<b>Over 3 years you could save</b>	<b>£ 465</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 93 over 3 years	£ 105 over 3 years	You could save £ 465 over 3 years
Heating	£ 285 over 3 years	£ 183 over 3 years	
Hot Water	£ 723 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 1,101</b>	<b>£ 636</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### 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 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 465	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Joseph Scott have prepared these property particulars as a general guide to a broad description of the property. They do not form any part of any contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, energy performance certificates and floor plans are given as a guide only and should not be relied upon. The copyright of all details, photographs and floor plans remain exclusive to Joseph Scott. 2016.

## **JOSEPH SCOTT SAY....**

An amazing opportunity to purchase this Manhattan style apartment situated in Amelia House within the award winning development of Beaufort Park. This apartment has the added benefit of overlooking the internal gardens which is for residents only. The property is also offered with the 24 hour concierge along with the Gym and Spa.

## **THE OWNERS SAY....**

Beaufort Park is just a short train journey into Central London, with Colindale station on the Northern Line being a short walk away. The property is perfect for commuters as it also has great facilities on site including restaurants and shops.

## **KEY FEATURES....**

- Close to Colindale tube station
- Award winning development
- Well kept communal gardens
- On site gym and spa
- Manhattan style apartment
- Private balcony

**020 8906 2244**

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**JOSEPH SCOTT**