

## Alban House, Sumpter Close, Finchley Road, NW3



- 2nd floor, 3 bedroom, 2 bathroom flat in this popular block with a lift on Sumpter Close
- Reception with double glazed windows and doors to rear balcony. Kitchen diningroom
- EPC:B. Council tax F. Share of freehold 999 years from 2001
- Located off Finchley Road opposite Finchley Road station, Waitrose and the O2 Centre
- Extra storage in the hallway. Single garage parking space under the block
- Viewing via sole agent Rose & Co Estates 020 7372 8488



**Asking Price £820,000 Subject to Contract**

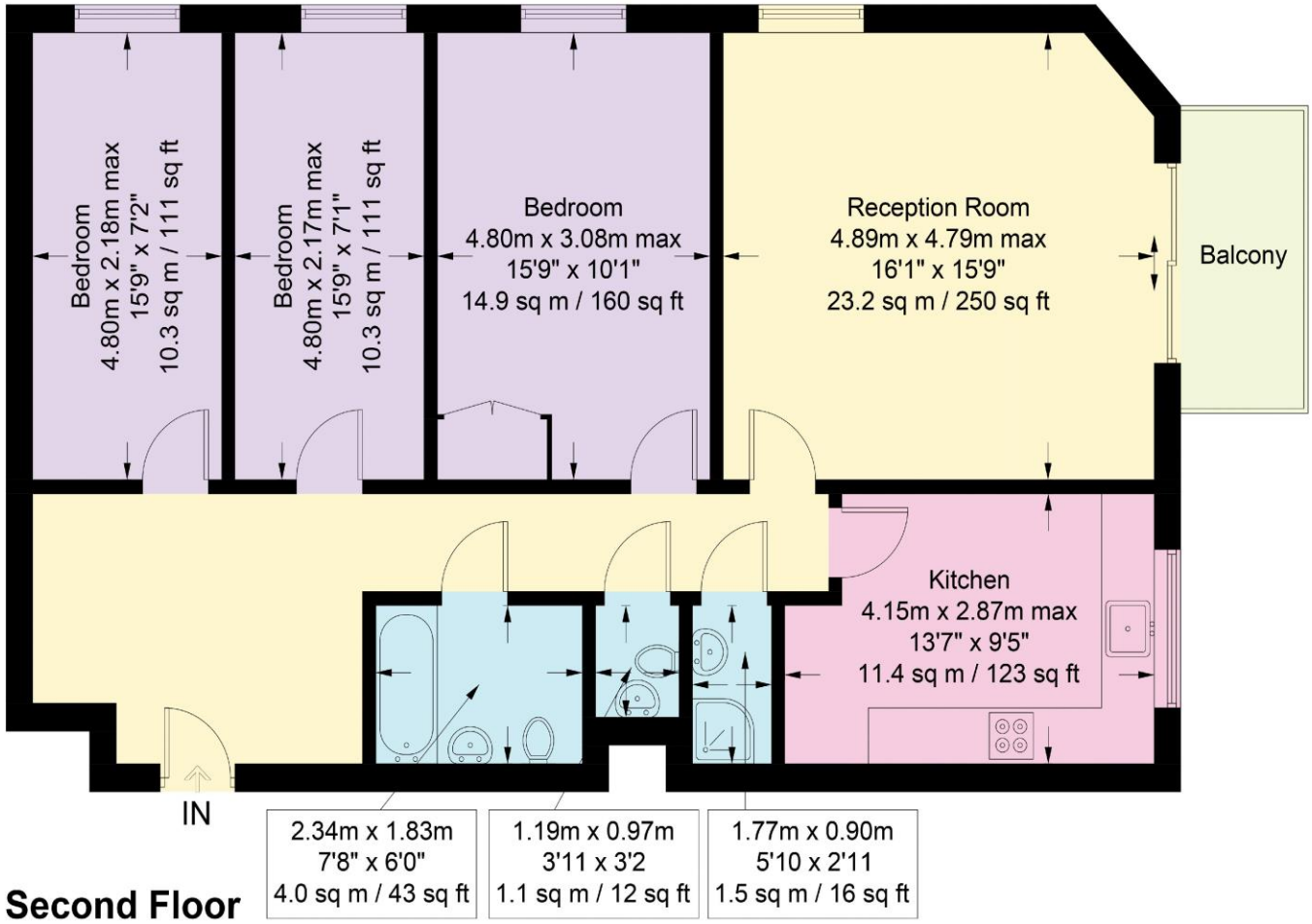


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079347)

# Energy performance certificate (EPC)

Flat 7  
Alban House  
5 Sumpter Close  
LONDON  
NW3 5JR

Energy rating

**B**

Valid until:

**29 November 2031**

Certificate number:

**9310-2150-9190-2779-2175**

Property type	Mid-floor flat
Total floor area	100 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 rating and score

This property's energy rating is B. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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