

LEXINGTONS



FOR SALE



Goldhurst Terrace, London, NW6  
Asking Price £1,200,000





# 2/58 Goldhurst Terrace London, NW6 3HT

- 3 Double Bedrooms @ 2 Bathrooms
- 1,277 sq f @ 118 sq m
- Service Charge £2,600
- 0.2 m to tube station, shops and cafes of Finchley Road
- Split Level Apartment @ 2nd and 3rd Floor
- Leasehold @ 150 Years Unexpired
- Council Tax Band D
- In need of modernisation

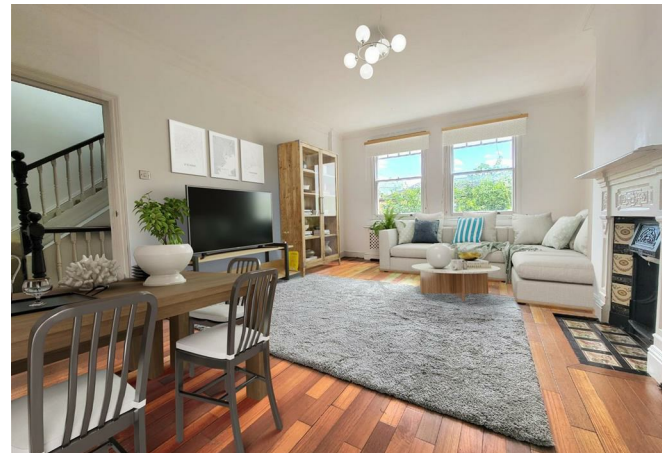
Set on one of South Hampstead's premier roads is this beautifully presented and extremely rare, bright and airy 3 bedroom apartment occupying the entire second and third floors. This charming home has retained many of its original features and benefits from ample storage. The property offers a fully fitted kitchen, guest cloakroom, large master bedroom with en-suite bathroom, two further bedrooms and family bathroom. Goldhurst Terrace is a quiet, tree lined residential Road in the popular South Hampstead conservation area. Located conveniently within close proximity of West End Lane and Finchley Road, taking advantage of its vast array of shops and amenities as well as unrivalled transport links including Thameslink and Overground/Underground train lines.

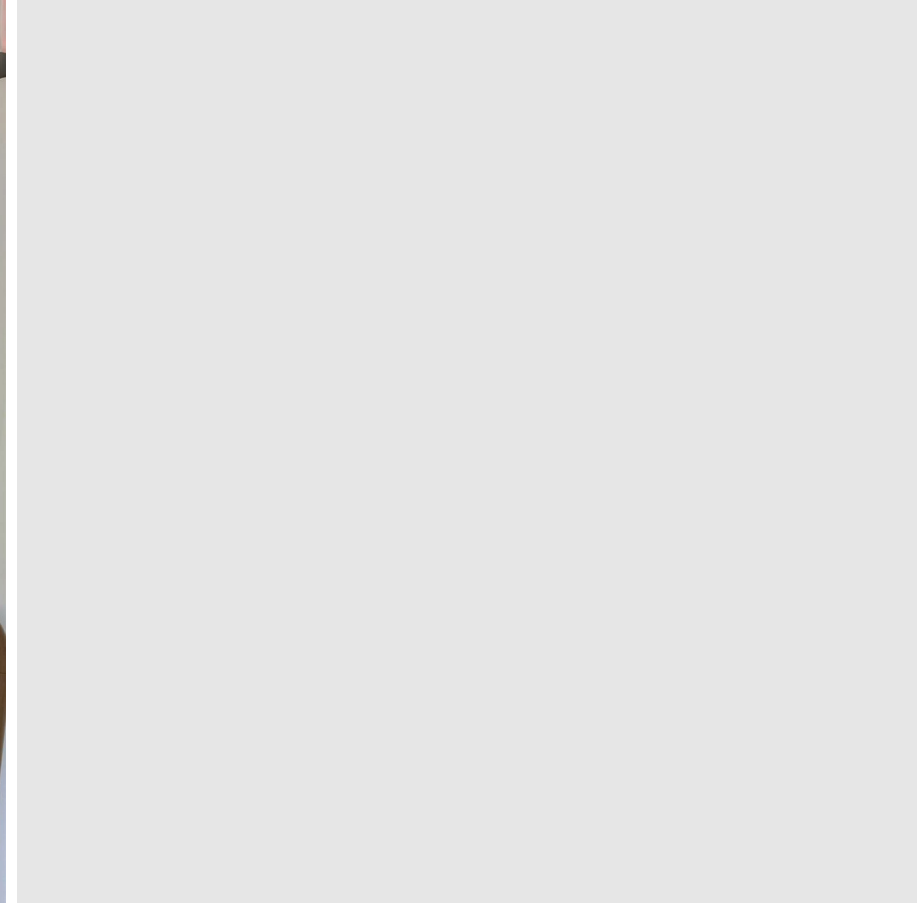
\*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Council Tax- Band D  
Service Charge-£2,600 per year  
Leasehold- 150 Years Remaining

**Disclaimer**  
In preparing these property details both online and in paper format, Lexingtons Estate Agents has made reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) are not guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate. Neither Lexingtons Estate Agents or any of its employees or associated parties take any responsibility for any inaccuracies found (if any). All property details are subject to contract.

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## Directions



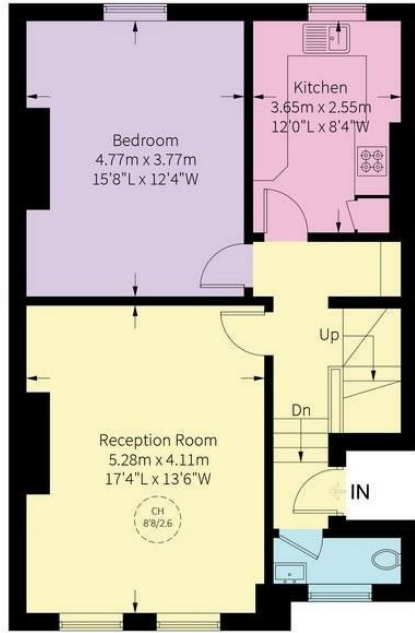




### Goldhurst Terrace, NW6

Approximate Gross Internal Area  
(Excluding Reduced Headroom)  
Total = 1277 sq ft / 118.7 sq m  
Reduced Headroom = 7 sq ft / 0.7 sq m

= Reduced headroom below 1.5m / 5'0"



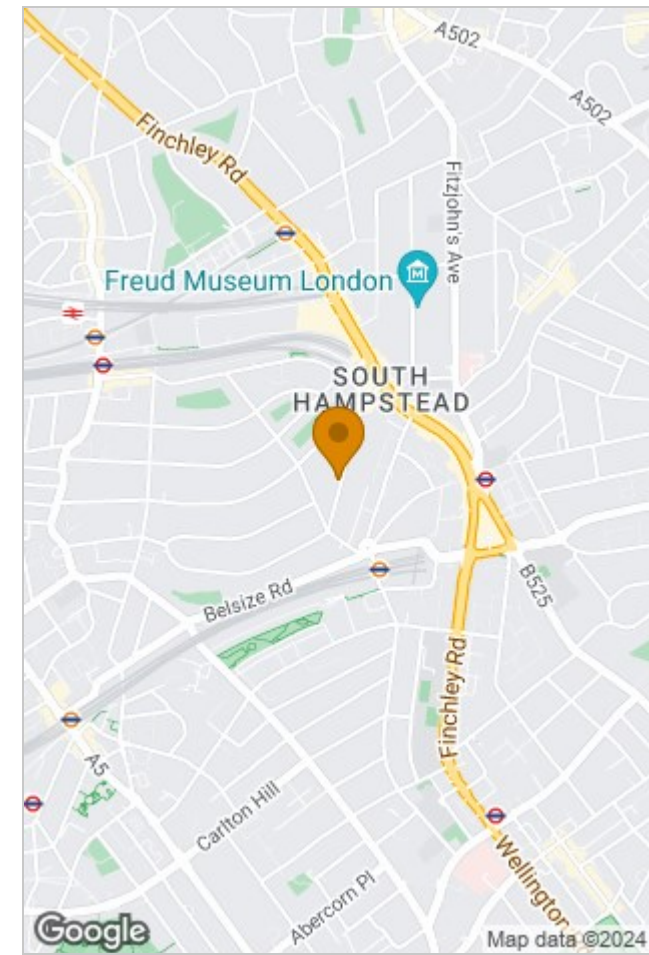
Second Floor



Third Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID992942)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.