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GOLDHURST TERRACE
SOUTH HAMPSTEAD
LONDON
NW6 3HT

LEASEHOLD

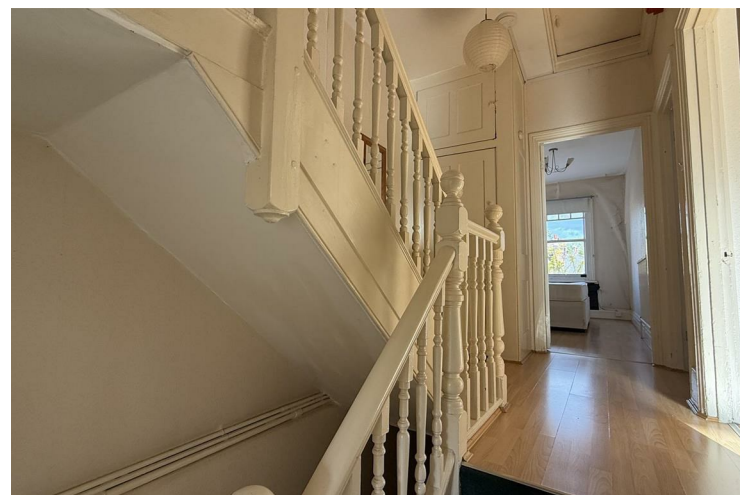
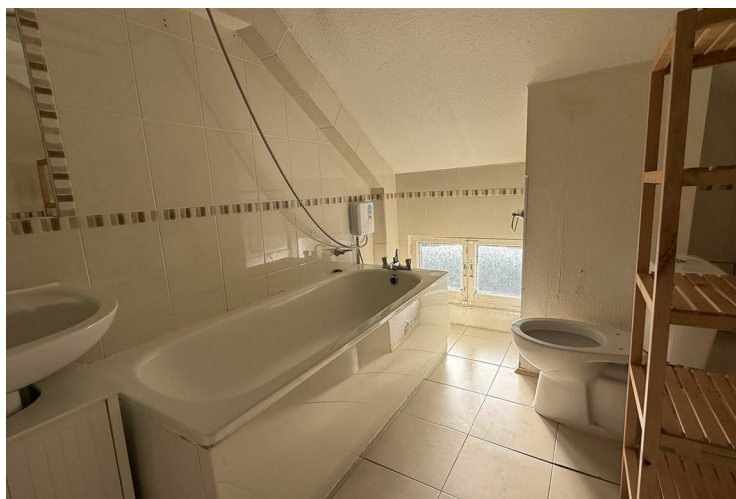
ASKING PRICE £675,000

SUBJECT TO CONTRACT

We are offering a very rare opportunity to purchase a second-floor conversion within a Victorian house which includes a large loft space for further development with the potential to create a family maisonette.

The property is being sold by the freeholder with a new lease and consent to build into the loft STPP. Entered on the first floor and currently offers two double bedrooms, a reception room, kitchen & bathroom on the mezzanine levels with a large hallways and a staircase within.

Located in this sort after South Hampstead conservation area ideally place for Finchley Road tube station and excellent local amenities



FEATURES

VIDEO TOUR:

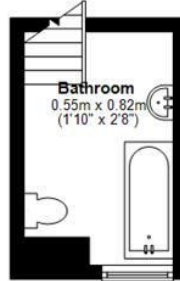
SERVICE CHARGE: £

TENURE: Leasehold

COUNCIL TAX: D

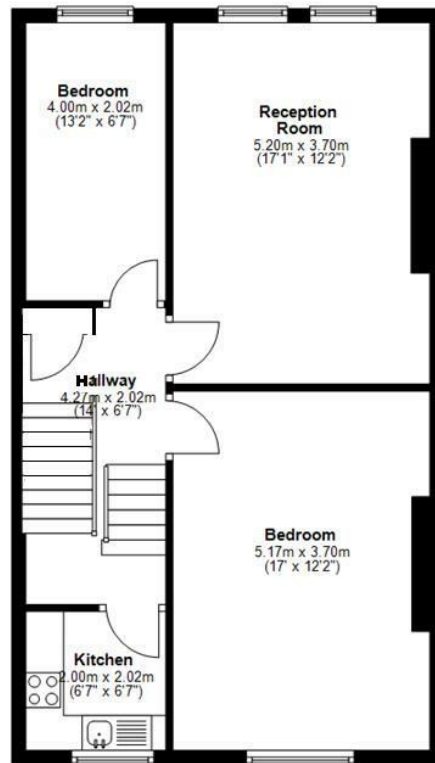
Mezzanine

Approx. 1.6 sq. metres (17.3 sq. feet)



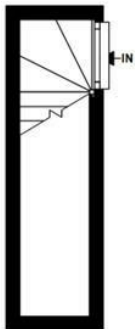
Second Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



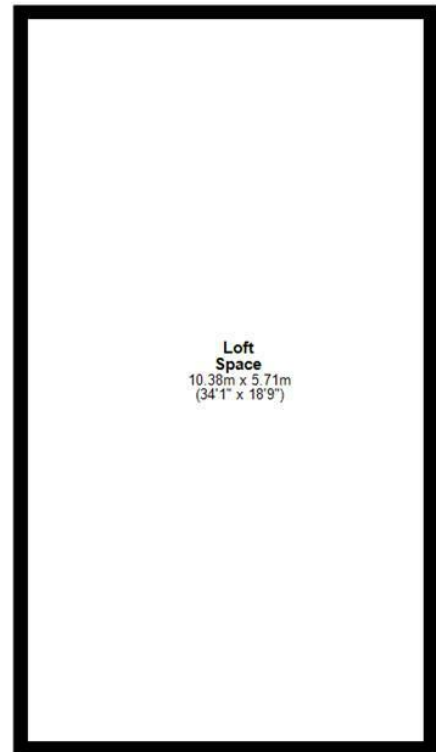
First Floor

Approx. 4.3 sq. metres (46.0 sq. feet)



Third Floor Loft Space

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 66.8 sq. metres (719.5 sq. feet)



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		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates