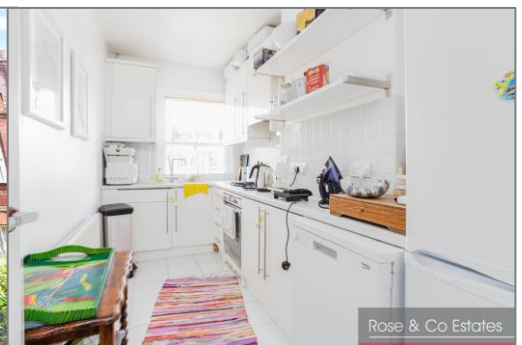


## Goldhurst Terrace, South Hampstead London



- Split level 2nd & 3rd floor 2 double bedroom 2 bathroom (1 en-suite) flat on the upper part of Goldhurst Terrace
- Spacious reception and separate fitted kitchen with modern appliances incl a dishwasher
- Exceptional Roof terrace access from bedroom. Available from 8th February or sooner if needed. Unfurnished. EPC: D
- Ideal for both Finchley Road & Swiss Cottage underground stations and waitrose and 02 Centre
- Good size reception and separate fitted kitchen. 2 double bedrooms one with En-suite shower
- Viewing via Sole agents Rose & Co Estates 0207 372 8488



**Weekly Rental £455 Monthly £1971.66**

### **1st Floor entrance**

stairs up to 2nd floor. Cupboard under stairs potential for washing machine.

### **Reception** 18' 4" x 15' 1" (5.6m x 4.6m)

2 sash windows . Could be used as bedroom if tenants wish.

### **Kitchen** 9' 6" x 6' 3" (2.9m x 1.9m)

Fitted wall and base units. Work top with inset sink and tiled splash back. Cupboard housing boiler. Oven hob extractor hood , fridge freezer and integrated washing machine

### **Bedroom 1** 12' 2" x 11' 10" (3.7m x 3.6m)

Sash window with south facing views. Cupboards.

### **Bathroom.w c** 8' 10" x 6' 7" (2.7m x 2.0m)

4 piece suite with paneled bath and shower cubicle, wash basin with storage below. Low flush w c. Tiled walls and floor. Sash window.

### **Stairs up to 3rd floor**

### **Bedroom 2** 19' 0" x 13' 5" (5.80m x 4.10m)

Double doors to rear terrace . Doors to cupboard, Access to en-suite shower. This room could be the reception if tenants wish.

### **En-suite shower** 6' 7" x 5' 3" (2.0m x 1.6m)

Shower cubicle , wash basin and w c . Tiled walls and floors. Velux window.

### **Roof Terrace**

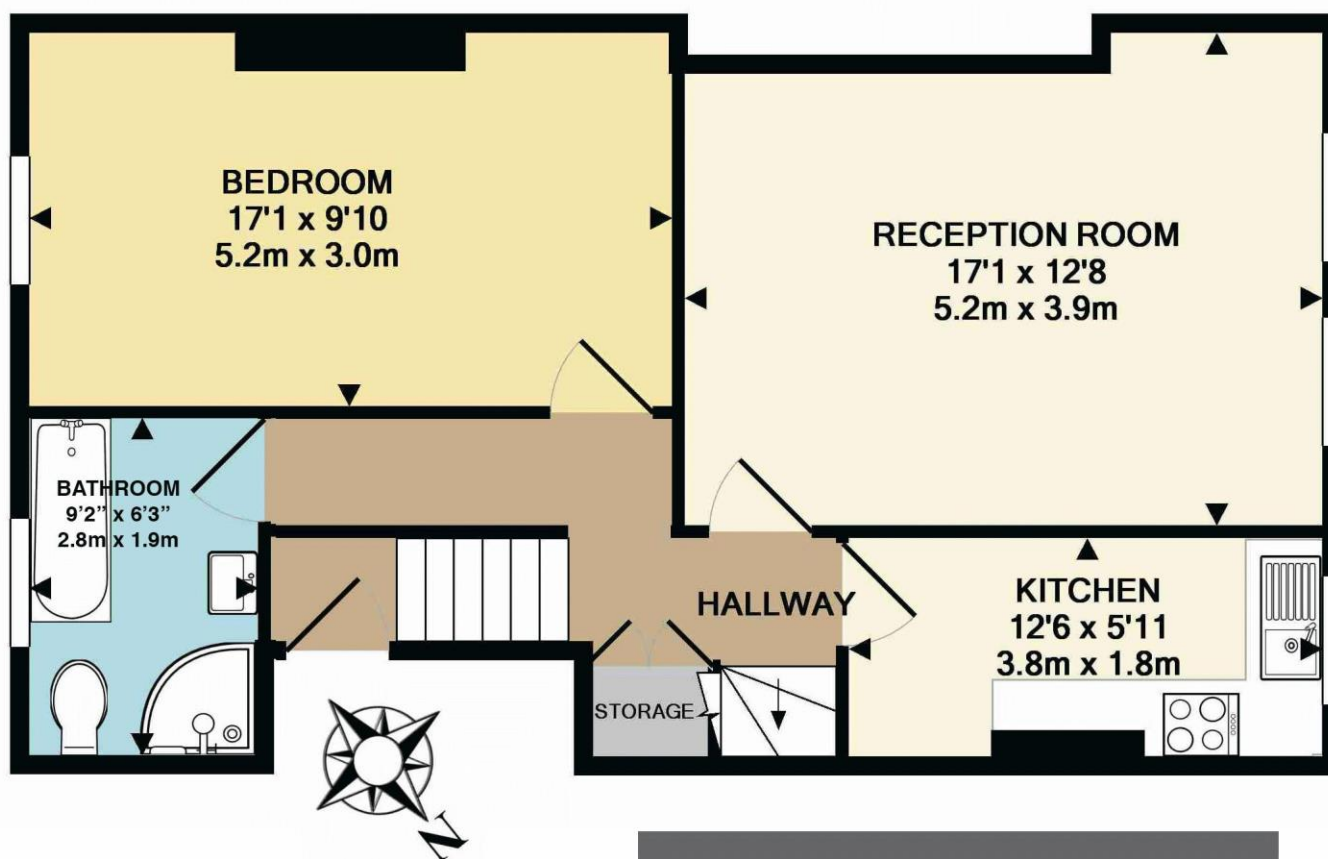
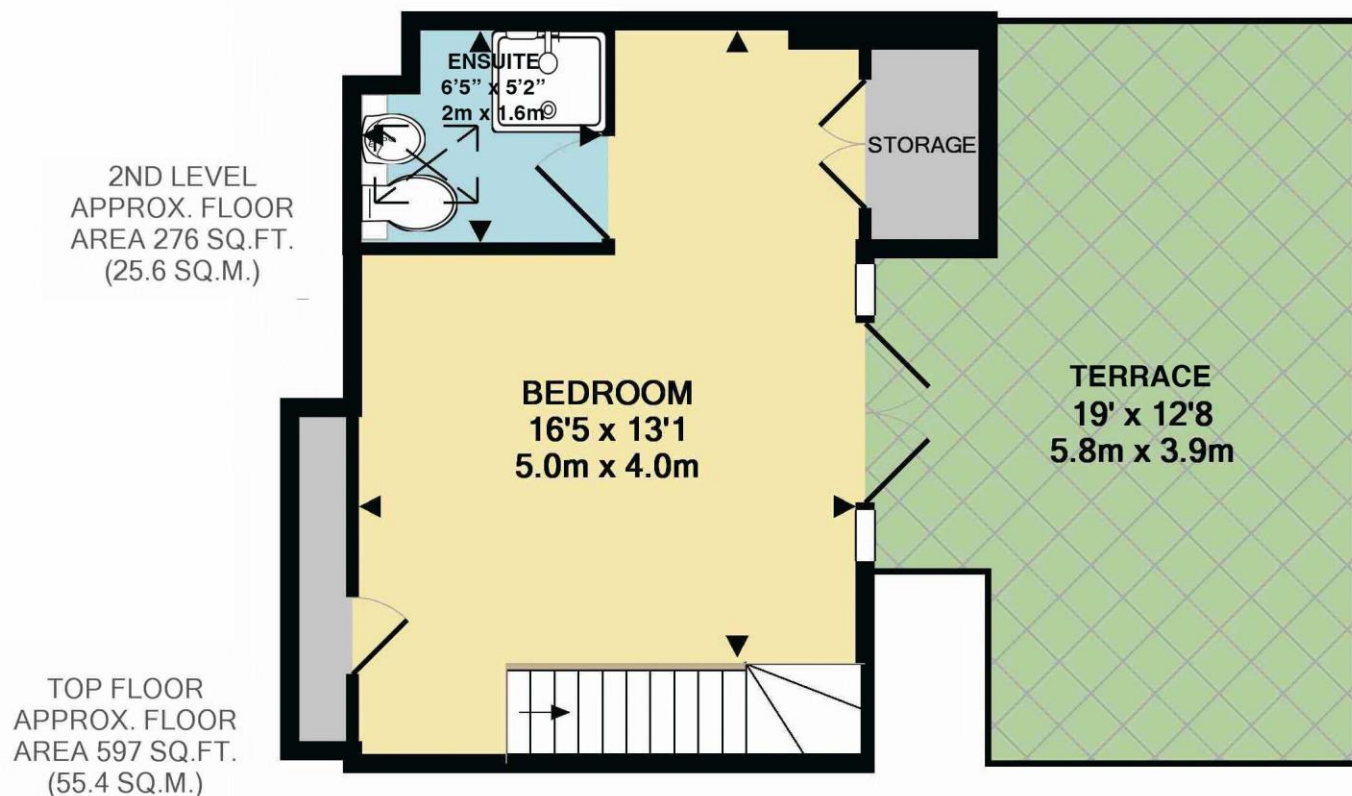
Doors from top floor bedroom. Railed and decked

### **EPC : C**

### **Residents parking**

Residents parking via Camden council.





Rose & Co Estates

TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

# Energy performance certificate (EPC)

TOP FLOOR FLAT  
25 GOLDHURST TERRACE  
LONDON  
NW6 3HB

Energy rating

D

Valid until 6 January 2031

Certificate number

2040-8809-4090-7502-3001

## Property type

Top-floor flat

## Total floor area

79 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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