

## Goldhurst Terrace, South Hampstead, London

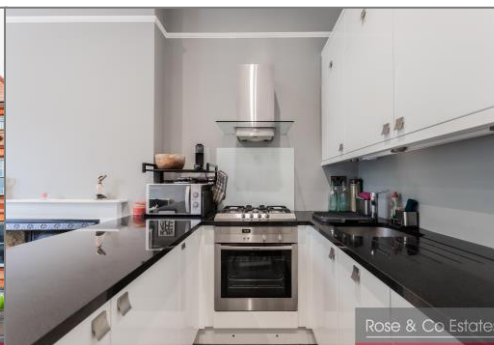


Rose & Co Estates

- Excellent raised ground floor 2 bedroom flat in this period house at the top part of Goldhurst Terrace
- Close to the many facilities on Finchley Road including Waitrose and The 02 Centre
- 2 bedrooms, bathroom and WC.
- Ideally located between South Hampstead, Swiss Cottage and Finchley Road stations
- Delightful reception room with open plan kitchen. High ceilings. Bay sash window with southerly aspect
- Share of Freehold. Lease 999 years from 1st January 1996. EPC:D.



Rose & Co Estates



Rose & Co Estates



Rose & Co Estates

## Asking Price £590,000 Subject to contract

### **Entrance Hall**

Cupboard housing washing machine. Walnut wood floors.

### **Reception** 20' 2" x 12' 10" (6.15m x 3.90m)

Open plan kitchen. Ornate fireplace, Walnut wood flooring. Bay sash window.

### **Kitchen**

Fitted wall and base units, Granite work top with inset sink unit. Oven hob extractor, and undercounter fridge, freezer and dishwasher. Slate tiled floors. Plinth lighting and under counter lighting.

### **Bedroom 1** 14' 6" x 10' 4" (4.43m x 3.16m)

Sash window. Wardrobe with hot water cylinder. High level storage.

### **Bathroom/WC** 7' 7" x 5' 3" (2.31m x 1.60m)

3 piece suite. Part tiled walls and floor. Heated towel rail. Mirror

### **Bedroom 2** 8' 4" x 7' 6" (2.55m x 2.29m)

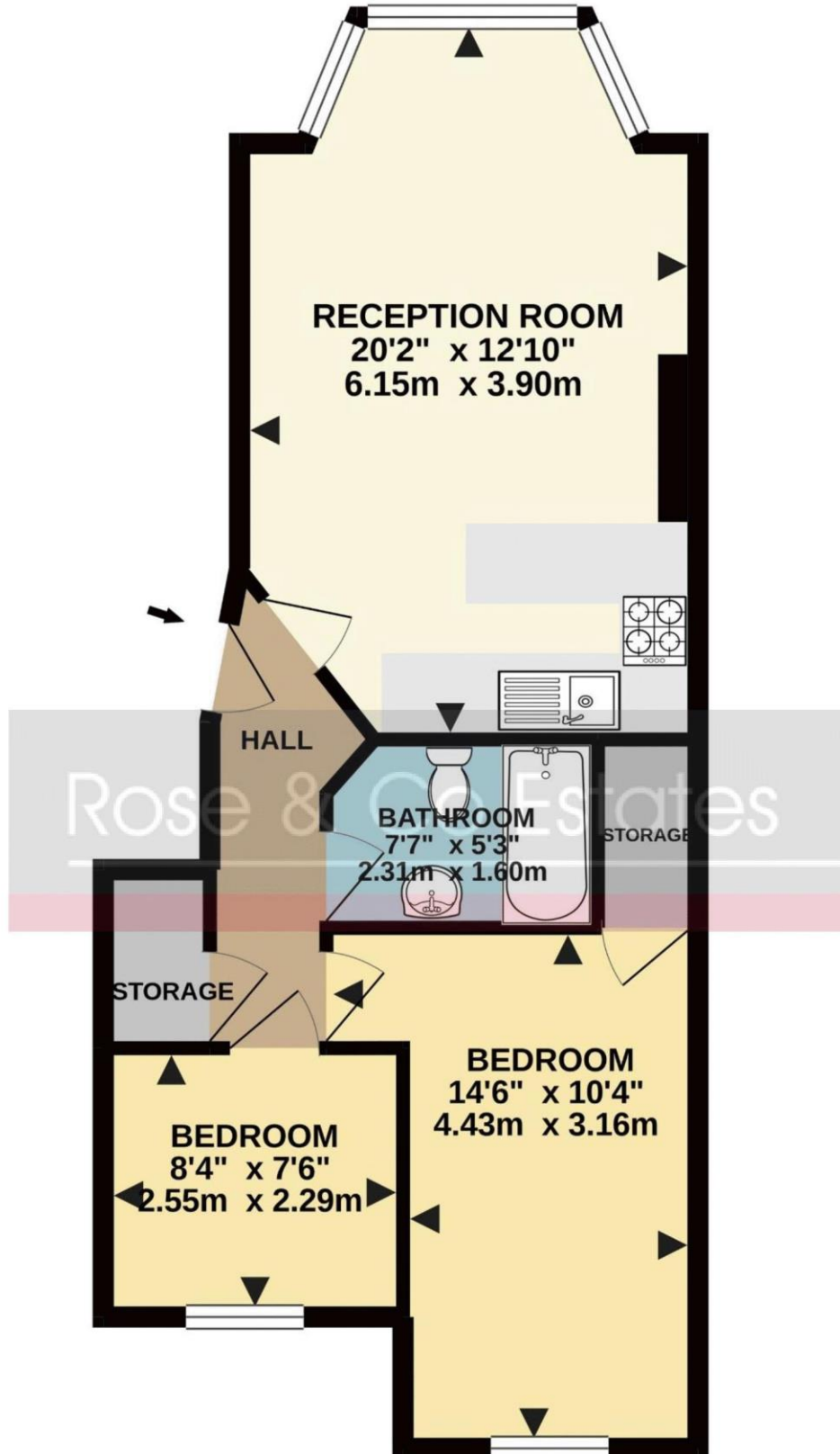
Casement window.

# Goldhurst Terrace, NW6

Approximate Gross Internal Area:

526 sq.ft. (48.9 sq.m.)

RAISED GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

# Energy performance certificate (EPC)

52a Goldhurst Terrace  
LONDON  
NW6 3HT

Energy rating

**D**

Valid until: **6 September 2031**

Certificate number: **1320-0815-2729-2605-8963**

Property type

Ground-floor flat

Total floor area

46 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.](#)

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               |               |
| 69-80 | <b>C</b>      |               | 74   <b>C</b> |
| 55-68 | <b>D</b>      | 64   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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