

South Mansions Gondar Gardens

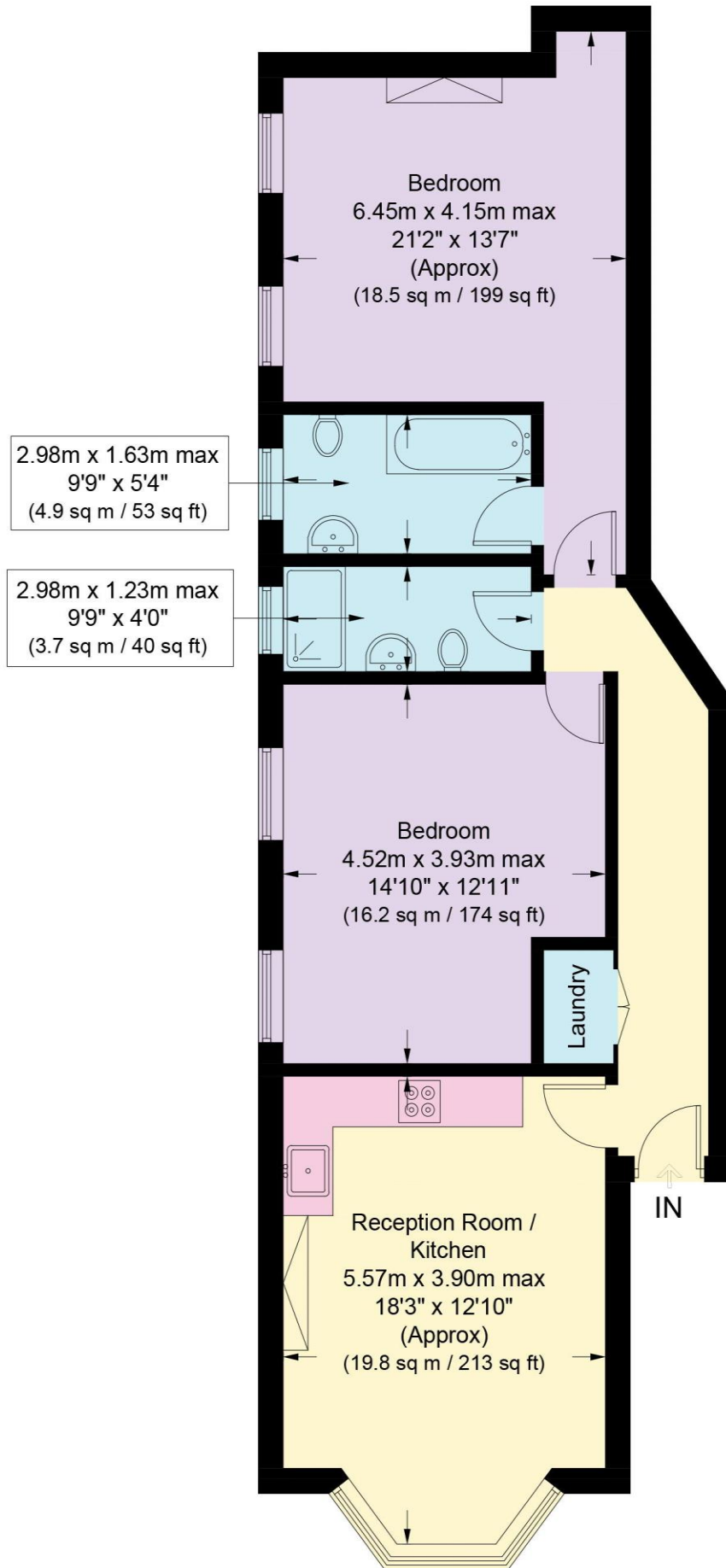


- A recently refurbished, 2 double bedroom, 2 bathroom ground floor flat set within this mansion block on Gondar Gardens
- Excellent Living space opening into a well designed fitted kitchen with ceiling height exceeding 3m
- Lease 189 years from 25 March 1985. Gr £50. EPC:D Council tax D. Viewing via Main agents
- Located off Mill Lane and West End Lane, Jubilee, Overground & Thameslink transport links close to West Hampstead and Kilburn
- En-suite bathroom and family shower room. Utility cupboard thoughtfully fitted in the hall



Offers in Excess of £650,000 Subject to contract

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1043594)

Energy performance certificate (EPC)

Flat 2 South Mansions Gondar Gardens LONDON NW6 1QF	Energy rating D	Valid until: 3 January 2034
		Certificate number: 0092-0200-4704-8208-5700

Property type Ground-floor flat

Total floor area 79 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance