

Goldhurst Terrace, South Hampstead, NW6



- Split level garden & upper ground floor apartment with 4 bedrooms, 2 bathrooms and garden office on Goldhurst Terrace
- Private entrance leading to beautiful family room, open to kitchen and out to fabulous rear south facing patio and garden
- EPC:C. Council Tax G. Share of Freehold 125 years from 2012.
- Well located for Finchley Road and Swiss Cottage stations. Regents Park, Hampstead Heath and Primrose Hill close by
- Home office at end of the garden with en-suite shower/WC
- Viewing via sole agent Rose & Co Estates. Please call to arrange a viewing 020 7372 8488



Asking Price £1,695,000 Subject to Contract

Entrance Hallway

Wood flooring. Encased radiator

Bathroom WC

Panelled bath wash basin and WC. Side window.

Reception

High ceiling. Bay sash window. fitted shutters.

Bedroom 4

Kitchen area

Fitted wall and base units oven hob extractor , plumbed for washing machine and dishwasher space for fridge freezer. Sink unit set into work top. Tiled flooring. Double glazed folding doors to patio and garden.

Family Room

Ornate fireplace cast iron insert. High ceilings. Wood flooring. leading through to kitchen and garden.

Rear Garden 97' 5" x 18' 4" (29.7m x 5.60m)

Doors from kitchen to patio area and steps up to garden.

Patio area 5' 0" x 5' 0" (1.52m x 1.52m)

Bedroom 1

High ceilings, bay sash windows on to Goldhurst Terrace.

Family bathroom WC

Panelled bath wash basin and WC .

Bedroom 2

High ceilings, bay sash windows. Built in wardrobes,

Bedroom 3

Rear window. Storage area under stairs.

Home office bottom of the garden

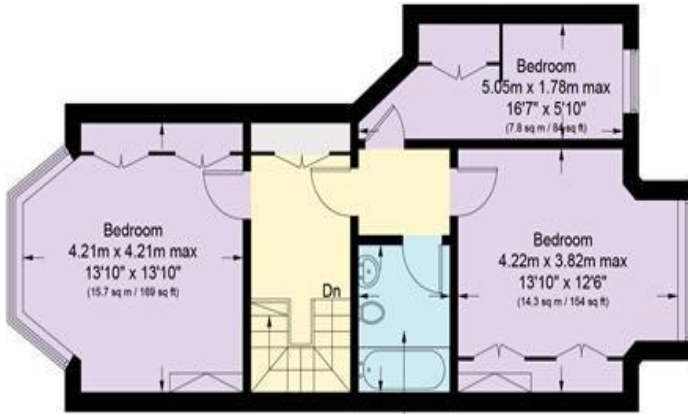
Garden Room

Wood laminate flooring. Double glazed sliding doors. Door to shower room.

Shower Room WC

Double shower room, wash basin and WC.

Approximate Gross Internal Area
 Lower Ground Floor = 848 sq ft / 78.8 sq m
 Upper Ground Floor = 593 sq ft / 55.1 sq m
 Garden Room = 195 sq ft / 18.1 sq m
 Total = 1636 sq ft / 152.0 sq m

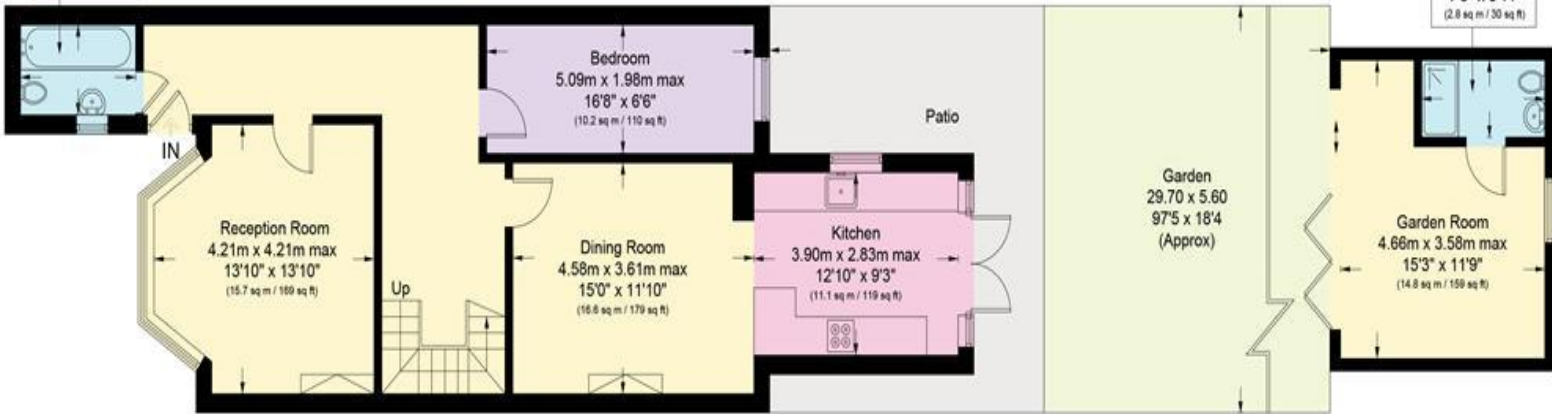


Upper Ground Floor

2.21m x 1.47m
 7'3" x 4'10"
 (3.1 sq m / 33 sq ft)

2.32m x 1.73m
 7'7" x 5'8"
 (4.0 sq m / 43 sq ft)

2.35m x 1.19m
 7'9" x 3'11"
 (2.8 sq m / 30 sq ft)



Energy performance certificate (EPC)

41A Goldhurst Terrace
London
NW6 3HB

Energy rating

C

Valid until: **28 March 2032**

Certificate number: **3300-5715-0122-1028-3723**

Property type

Ground-floor maisonette

Total floor area

134 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 current energy rating is C. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		