

Priory Road, South Hampstead, NW6



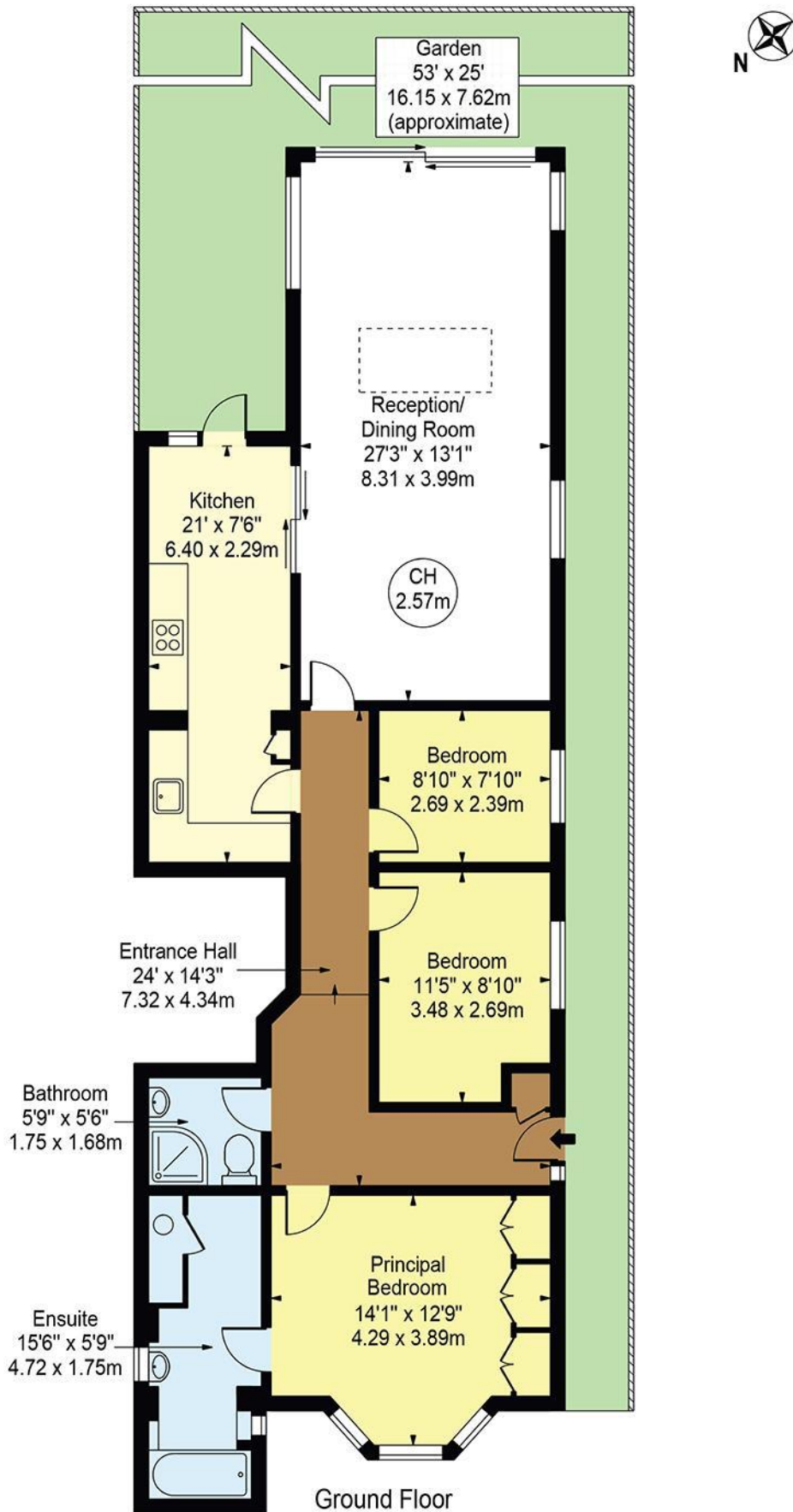
- Available 30 June or earlier. Stunning 3 bedroom 2 bathroom 1 en-suite garden flat on Priory Road near the junction of Greencroft Gardens
- Stunning reception with double glazed doors to rear garden. Wood flooring. High ceilings
- Unfurnished. EPC:C. Council Tax F. Viewing via Sole agents Rose & Co Estates 0207 372 8488
- Ideal for West Hampstead and Finchley Road and Kilburn Park (bakerloo) stations
- Luxury eat-in kitchen with access to garden. Wonderful private garden paved patio stairs up to raised lawn
- Available 30 June or earlier.



Weekly Rental £1,000 Monthly £4333.33

Priory Road, NW6

Approx. Gross Internal Area 1157 Sq Ft - 107.49 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Energy performance certificate (EPC)

Flat 2 68 Priory Road LONDON NW6 3RE	Energy rating C	Valid until: 14 August 2033
		Certificate number: 2000-6018-3070-7501-4091

Property type

Ground-floor flat

Total floor area

112 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 C. 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	69 C	78 C
55-68	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