Rose & Co Estates

"Queens Court" Greencroft Gardens, South Hampstead, NW6

- **Available from the 20th July. Ground floor 2 bedroom flat in this corner house on Greencroft Gardens and Fairhazel Gardens**

- **Excellent condition Good size reception with high ceilings, wood flooring and doors to rear private patio**

- **Unfurnished or part furnished. EPC:E. Parking space available to rear of the building extra £20.00 per week**

- **Ideal for Finchley Road, West Hampstead stations and South Hampstead overground station**

- **Fitted kitchen from reception with fitted appliances dishwasher and fridge freezer and oven hob extractor fan and a window**

- **Viewing via Sole agents Rose & amp; Co Estates 020 7372 8488.**

Weekly Rental £635 Monthly £2751.66

KITCHEN
11'4 x 7'1
3.5m x 2.2m

STORAGE

BATHROOM
11'4 x 6'3
3.5m x 1.9m

RECEPTION ROOM
16'5 x 15'1
5.0m x 4.6m

PATIO
25'11 x 16'5
7.9m x 5.0m

HALLWAY

STORAGE

WARDROBE

WARDROBE

BEDROOM
10'4 x 8'2
3.2m x 2.5m

BEDROOM
14'1 x 10'4
4.3m x 3.2m

N

Rose & Co Estates

TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.6 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)

Flat 1 Queens Court 64 Greencroft Gardens LONDON NW6 3JH	Energy rating **D**	Valid until:	**9 June 2029**
		Certificate number:	**0670-2893-6765-9901-3651**

Property type

Ground-floor flat

Total floor area

70 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).

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.