Rose & Co Estates

Goldhurst Terrace, South Hampstead, London
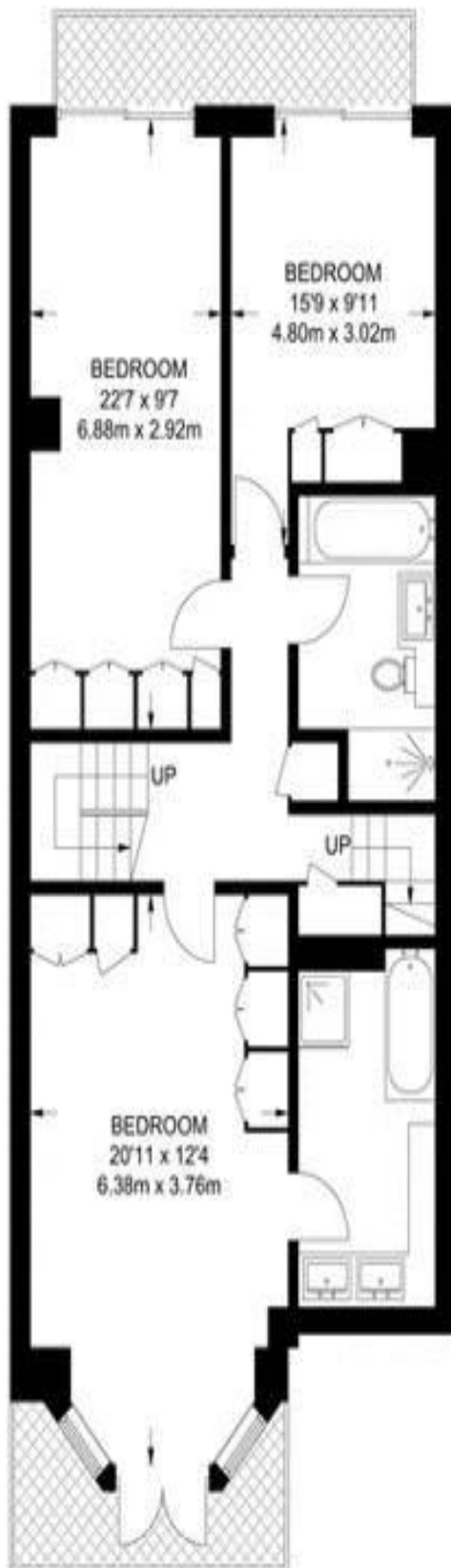

- **4 bedroom, 3 bathroom, split level garden flat on the upper part of Goldhurst Terrace**

- **Exceptional reception area with high ceiling. Double glazed patio folding doors leading to private garden**

- **Leasehold 150 years. EPC:C. Council Tax D**

- **Ideal for Finchley Road & Swiss Cottage underground and South Hampstead overground stations**

- **Luxury fitted kitchen with modern appliances. Solid wood flooring throughout.**

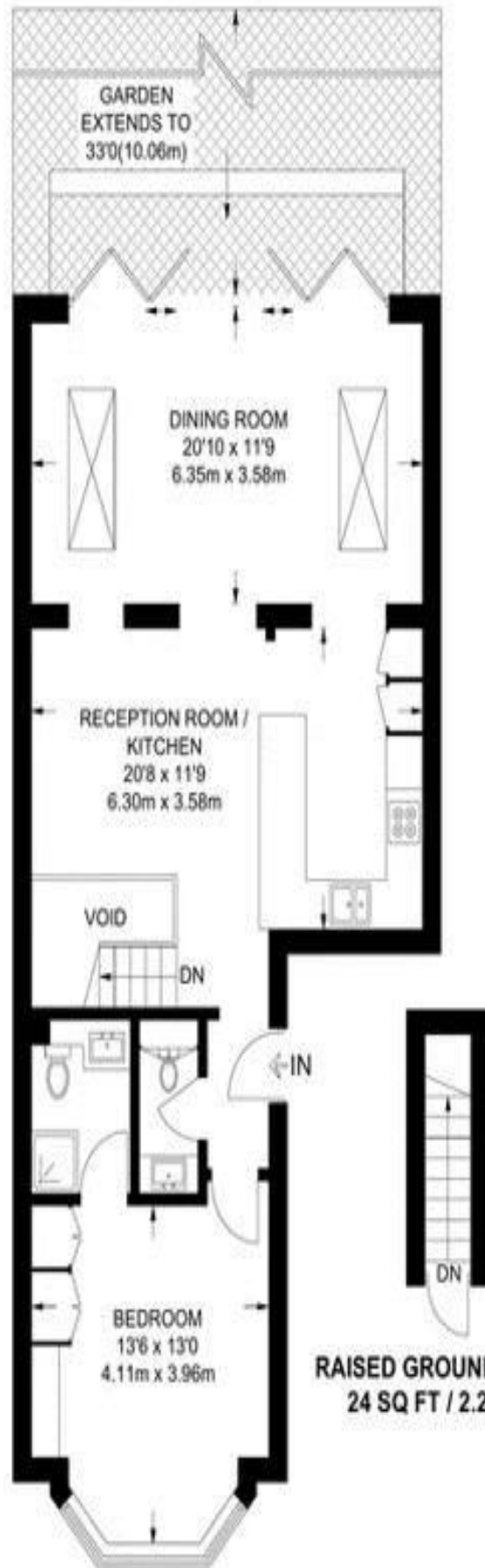- **Viewing via main agent Rose & Co Estates 020 7372 8488**

Asking Price £1,800,000 Subject to Contract

APPROXIMATE FLOOR AREA = 1721 SQ FT / 159.9 SQ M
INCLUDING LIMITED USE AREA (7 SQ FT / 0.7 SQ M) & EXCLUDING VOID

N

GARDEN
EXTENDS TO
33'0(10.06m)

DINING ROOM
20'10 x 11'9
6.35m x 3.58m

BEDROOM
15'9 x 9'11
4.80m x 3.02m

BEDROOM
22'7 x 9'7
6.88m x 2.92m

RECEPTION ROOM /
KITCHEN
20'8 x 11'9
6.30m x 3.58m

UP

VOID

UP

DN

IN

BEDROOM
20'11 x 12'4
6.38m x 3.76m

DN

RAISED GROUND FLOOR
24 SQ FT / 2.2 SQ M

BEDROOM
13'6 x 13'0
4.11m x 3.96m

LOWER GROUND FLOOR
915 SQ FT / 85 SQ M
INCLUDING LIMITED USE AREA
(2 SQ FT / 0.2 SQ M)

RAISED GROUND FLOOR
782 SQ FT / 72.7 SQ M
INCLUDING LIMITED USE AREA
(5 SQ FT / 0.5 SQ M)

Energy performance certificate (EPC)

Ground Floor Flat 58 Goldhurst Terrace LONDON NW6 3HT	Energy rating **C**	Valid until: **28 November 2028** Certificate number: **8799-4686-9129-5427-9983**

Property type

Ground-floor flat

Total floor area

157 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 C. It has the potential to be C.

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 | C	79 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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