

Goldhurst Terrace, South Hampstead, NW6



- 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 £1,750,000 Subject to Contract

Entrance Hall

Inset spot lights, Solid wood flooring, entry phone, stairs to lower grd floor.

W/C

W/C wash hand basin, tiled walls and floors, inset spot lights.

Reception

6.30m x 3.30m (20' 8" x 10' 10") Solid wood flooring, video entry phone, sky lights, sliding doors to rear garden.

Open plan Kitchen

3.60m x 2.30m (11' 10" x 7' 7") Luxury fitted kitchen, wall and base units, intergrated dish washer,& fridge, inset sink unit, open plan to dining room.

Dining Room

3.80m x 2.90m (12' 6" x 9' 6") Solid wood flooring , open plan kitchen, inset spot lights.

Bedroom 2

4.00m x 3.90m (13' 1" x 12' 10") Solid wood flooring, built in wardrobe,windows, en-suite bathroom.

En- suite Bathroom

1.90m x 1.60m (6' 3" x 5' 3") Shower cubicle, wash hand basin, heated towel rail, inset spot light.

Epc

Garden

Rear garden backing open land

Bedroom 1

6.30m x 3.70m (20' 8" x 12' 2") Solid wood flooring, built in wardrobe, double glazed doors, en-suite bathroom.

En- Suite bathroom

4.00m x 2.00m (13' 1" x 6' 7") 4 piece suite, bath, shower cubicle, twin sink unit,w/c, tiled floors inset spot lights, heated towel rail.

Bedroom 3

7.20m x 3.70m (23' 7" x 12' 2") Soild wood flooring, inset spot lights.

Bedroom 4

5.60m x 3.00m (18' 4" x 9' 10") Soild wood flooring, inset spot lights.

Bathroom/wc

3.30m x 1.80m (10' 10" x 5' 11") 4 Piece suite, shower cubicle, bath, w/c, inset sink unit, inset spot lights.

Cupboard housing washing machine and dryer

Exterior

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



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)

RAISED GROUND FLOOR
24 SQ FT / 2.2 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

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

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		