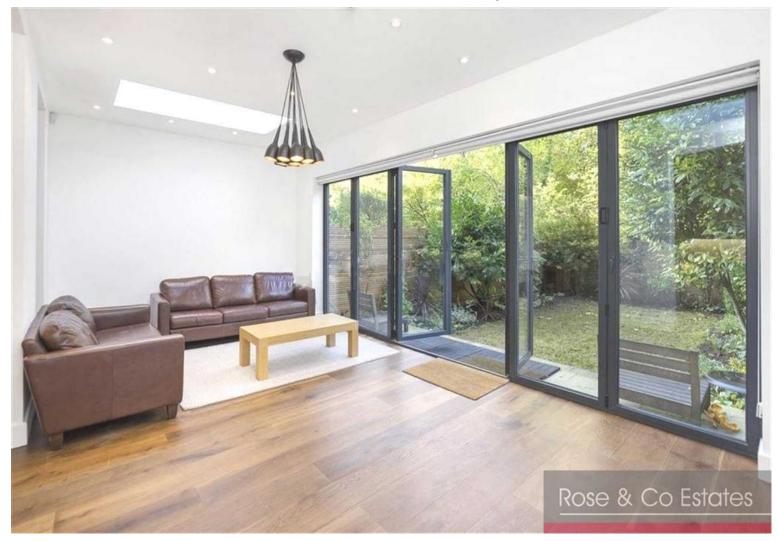
# Rose & Co Estates

## 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**

 $3.80m \times 2.90m (12' 6" \times 9' 6")$  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**

 $4.00m \times 2.00m (13' 1" \times 6' 7") 4$  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

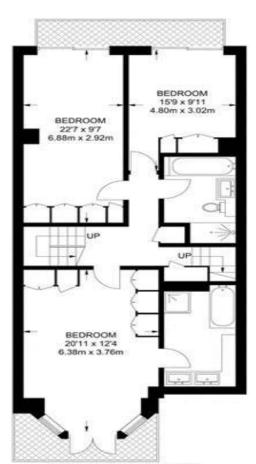
3.30m x 1.80m (10' 10" x 5' 11") 4 Piece suite, shower cubicle, bath, w/c, inset sink unit, inset spot lights.

### 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)

# 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 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.



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