

Greencroft Gardens, South Hampstead NW6



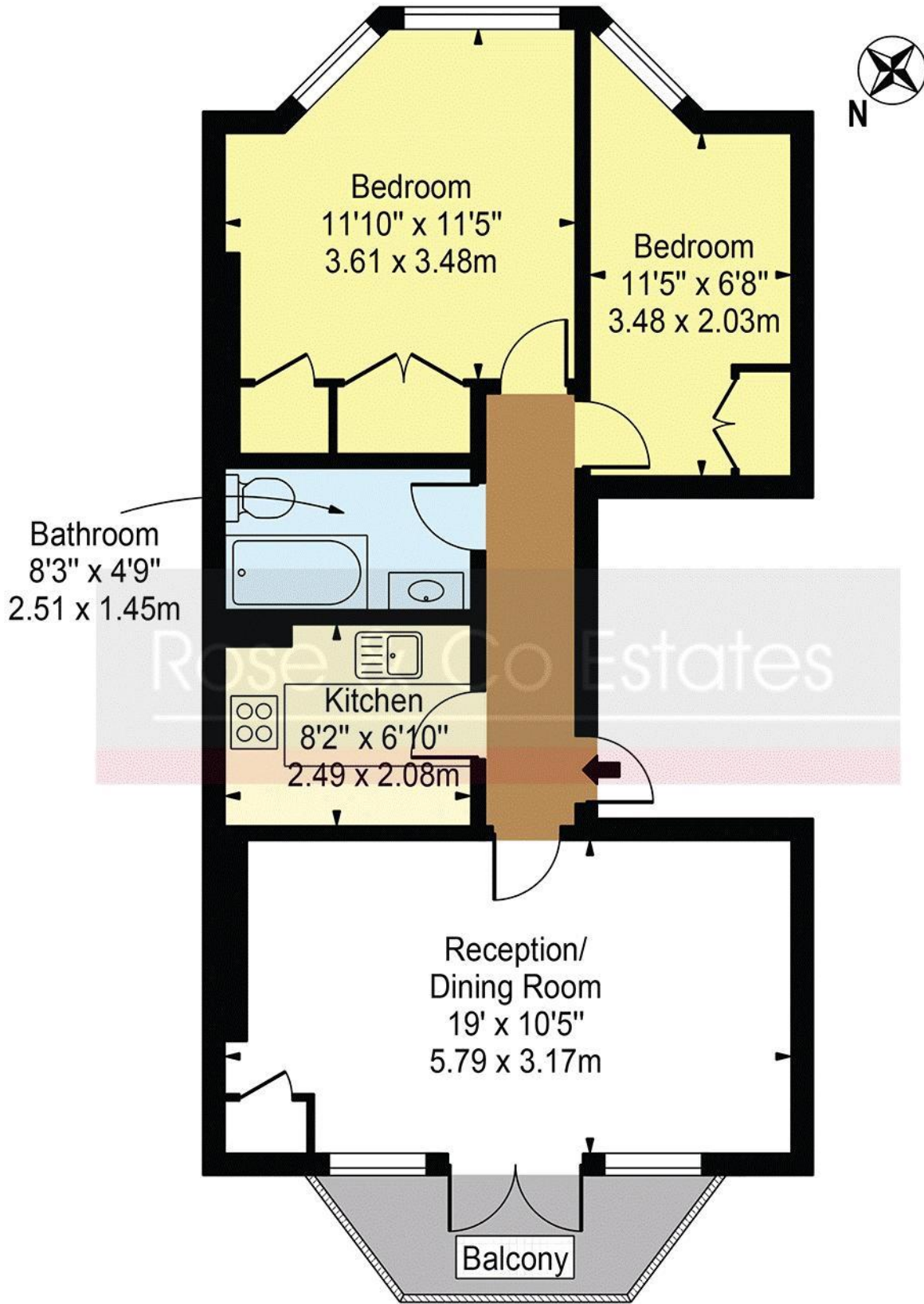
- Available from 23rd August. 1st floor, 2 bedroom flat in this period house near the junction with Fairhazel Gardens
- Separate modern fitted kitchen. Reception with high ceiling, wood floor and door to balcony overlooking gardens
- Viewing via sole agent Rose & Co Estates 020 7372 8488
- Close to Finchley Road & Swiss Cottage underground and South Hampstead overground stations, Waitrose & The 02 Centre
- Use of the spectacular 3 acre communal gardens. Unfurnished. EPC:C. Council Tax E
- Not suitable for sharers



Weekly Rental £575 Monthly £2491.66

Greencroft Gardens

Approx. Gross Internal Area 602 Sq Ft - 55.93 Sq M



First 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.

Energy performance certificate (EPC)

FLAT C 58 GREENCROFT GARDENS LONDON NW6 3LU	Energy rating C	Valid until: 16 May 2031
		Certificate number: 2727-1918-6143-1813-6111

Property type	Mid-floor flat
Total floor area	53 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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 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