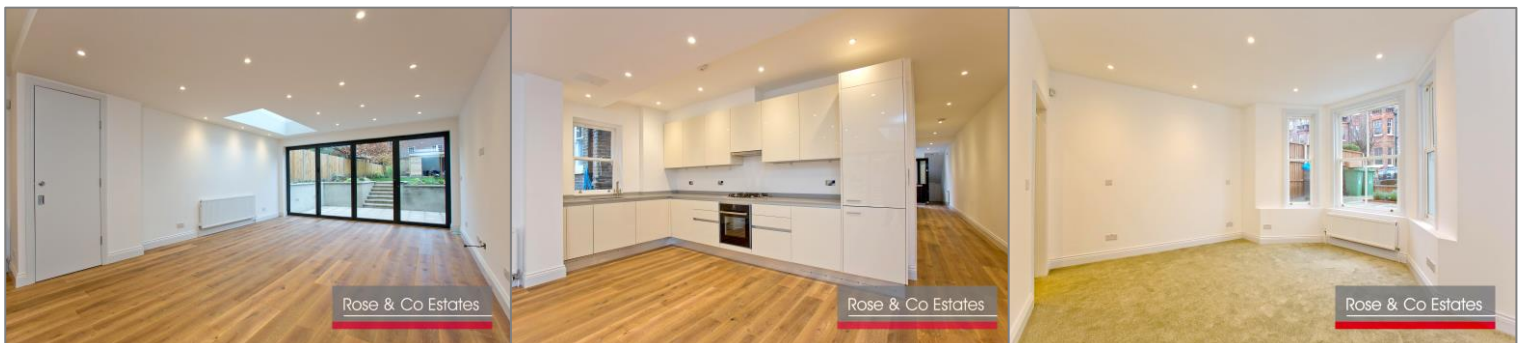


## Goldhurst Terrace, South Hampstead, NW6

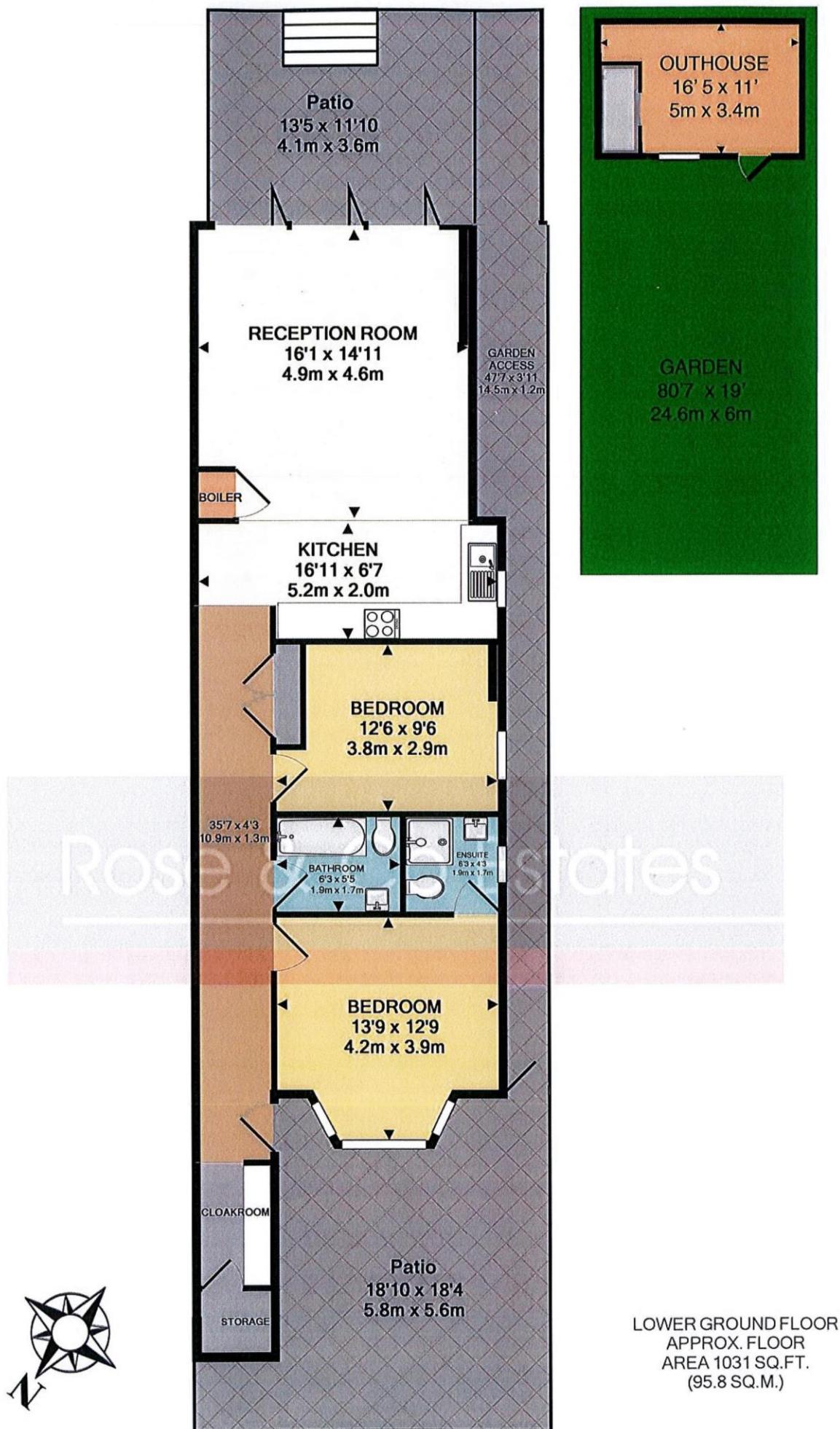


Rose & Co Estates

- Available from 15th September. 2 bedroom 2 bathroom garden floor flat with private entrance on Goldhurst Terrace
- Superb reception area with wood flooring and high ceilings by folding doors to a beautifully designed garden
- Private south facing rear garden with side access and outhouse/office building
- Ideal for Finchley Road and Swiss Cottage stations and Waitrose and 02 Centre close by
- Fitted kitchen with "Neff" appliances. Double glazed windows throughout. Utility area with fitted storage cupboards
- Unfurnished. EPC:C. Council Tax E. Viewing via Sole agents Rose & Co Estates



**Weekly Rental £770 Monthly £ 3358.33**



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  
45 Goldhurst Terrace  
LONDON  
NW6 3HB

Energy rating

**C**

Valid until: **16 January 2027**

Certificate number: **8892-9663-2729-9807-5263**

Property type

Basement flat

Total floor area

87 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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77   c	77   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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