

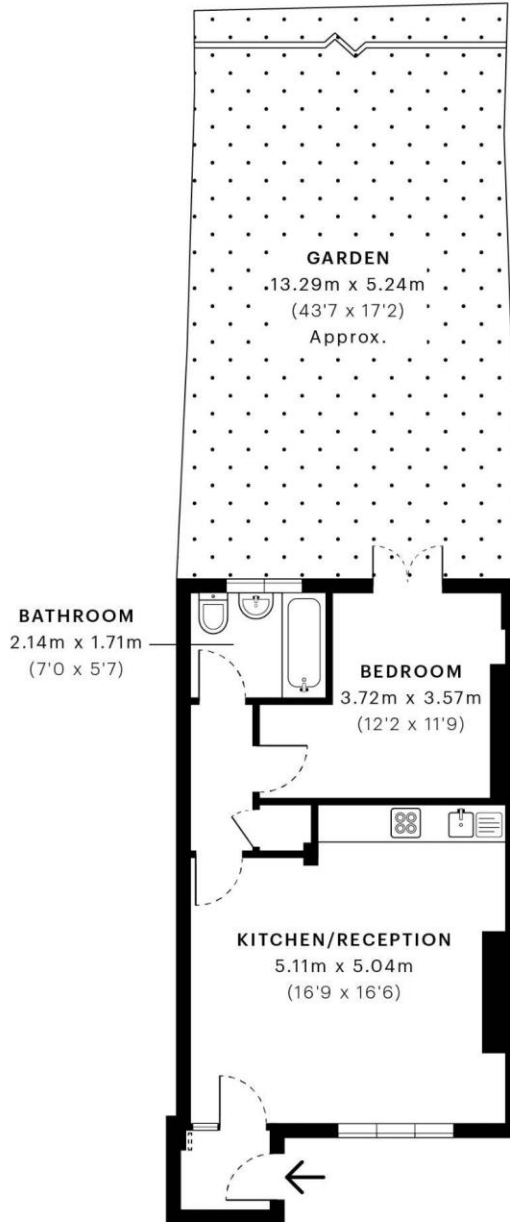
Gaisford Street, Kentish Town NW5



- Available from 10th September. 1 bedroom flat in this house on Gaisford Street
- Good size Reception and open plan kitchen. Bedroom with access to rear garden
- Viewing via sole agents Rose & Co Estates 020 7372 8488.
- Well located for both Kentish Towns stations. Close to the junction of Hammond Street and Kentish Town Road
- Part furnished. EPC:C. Council Tax C. Landlord will accept a pet
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Weekly Rental £465 Monthly £2015




— Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
44.95 sqm / 483.84 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
42.21 sqm / 454.34 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.02 sqm / 0.22 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.25 sqm / 476.30 sqft
IPMS 3C RESIDENTIAL 42.82 sqm / 460.91 sqft

SPEC ID 6101697f2a9efe0e52418ede

Energy performance certificate (EPC)

66a Gaisford Street LONDON NW5 2EH	Energy rating C	Valid until: 23 August 2031
		Certificate number: 2404-4569-7002-0028-0202

Property type

Ground-floor flat

Total floor area

45 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.](#)