

Goldhurst Terrace, South Hampstead London



- 3 storey house on Goldhurst Terrace with potential to create a wonderful family home on this popular tree lined road
- Presently 5 bedrooms 4 receptions and kitchen. Wonderful South East facing patio and good size rear garden
- Freehold. EPC:D. COUNCIL TAX D.
- Ideally located for Finchley Road and Swiss Cottage stations and easy access to Primrose Hill and Hampstead Heath
- Potential to extend into the loft and convert the basement
- Sole agent all Viewings via Rose & Co Estates 02073728488



Asking Price £2.800,000 subject to contract

Approximate Gross Internal Area = 268.4 sq m / 2889 sq ft



Energy performance certificate (EPC)

81, Goldhurst Terrace LONDON NW6 3HA	Energy rating D	Valid until: 12 March 2030 Certificate number: 8940-7627-6900-3912-6296
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Property type	Mid-terrace house
Total floor area	246 square metres

Rules on letting this property

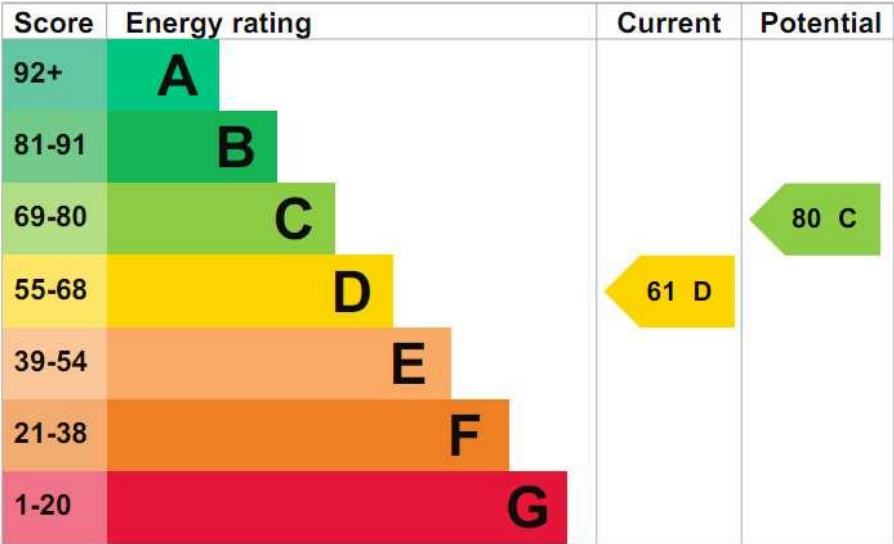
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

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



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

Features in this property