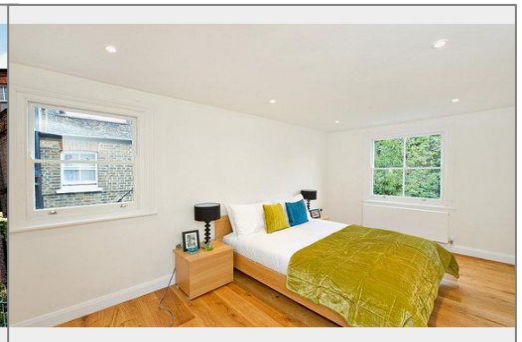


Goldhurst Terrace, South Hampstead, London



- Fantastic 2nd & 3rd floor split level 2 double bedroom 2 bathroom (1 en-suite shower) flat on Goldhurst Terrace
- Superb reception with wood flooring with an opening to a well fitted kitchen
- Share of freehold. 999 years from 1983. EPC:D. Council Tax: E. Viewing via sole agents Rose & Co Estates 0207 372 8488
- Ideal for both Swiss Cottage and Finchley Road stations with Waitrose and O2 Centre close by
- 2 double bedrooms one covering the entire top floor with en-suite shower the other with an exceptional bathroom nearby



Asking Price £775,000 Subject to Contract

Exterior

1st floor entrance

Entrance on 1st floor with stairs up to mezzanine level with bedroom and then to 2nd floor .

Bedroom 2 15' 9" x 9' 10" (4.8m x 3.0m)

2 sash windows.

2nd floor

Plumbing for washing machine in under stairs cupboard.

Reception 17' 9" x 13' 9" (5.4m x 4.2m)

2 sash windows, wood floors. Leading into luxury fitted kitchen.

Recessed kitchen 8' 2" x 7' 7" (2.5m x 2.3m)

Excellent amount of Fitted wall and base unit with marble work top and inset sink unit. Built in oven hob extractor. Integrated fridge freezer, dishwasher. Cupboard housing boiler. Wood floors.

Bathroom/wc 9' 10" x 7' 3" (3.0m x 2.2m)

Superb bathroom with tiled walls and floor. Panelled bath, shower cubicle, twin sink unit, with mirror above. Low flush wc. Sash window.

3rd floor

Bedroom 1 18' 8" x 16' 1" (5.7m x 4.9m)

Wardrobe and 3 velux windows.

Ensuite shower/wc 9' 10" x 3' 11" (3.0m x 1.2m)

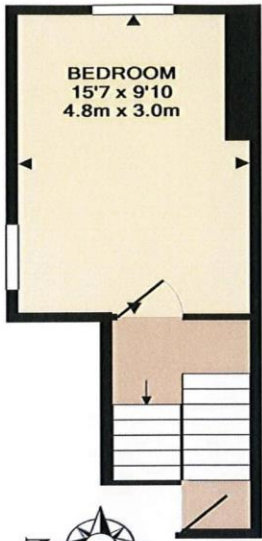
Ensuite showerroom , low flush wc , wash basin, tiled walls and floors.

MONEY LAUNDERING REGULATIONS 2003

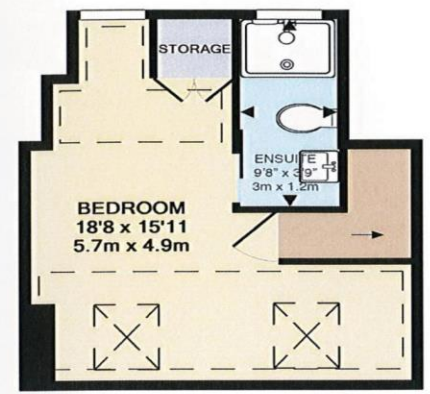
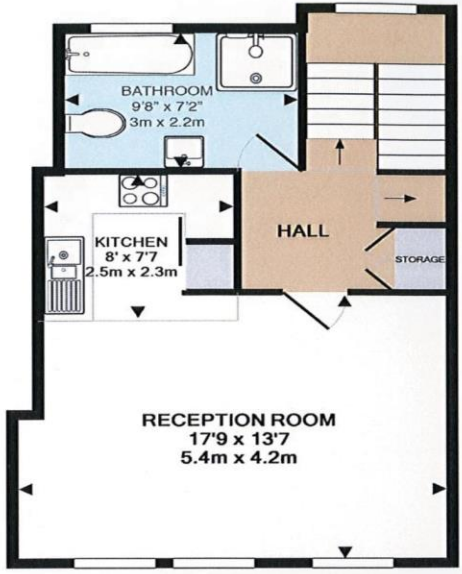
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



ENTRANCE FLOOR
APPROX. FLOOR
AREA 203 SQ.FT.
(18.9 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 264 SQ.FT.
(24.5 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

Rose & Co Estates

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

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 C 71 Goldhurst Terrace LONDON NW6 3HA	Energy rating D	Valid until: 27 April 2031
		Certificate number: 2588-3002-4204-9729-0204

Property type	Top-floor flat
Total floor area	87 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		