

Goldhurst Terrace, South Hampstead, NW6

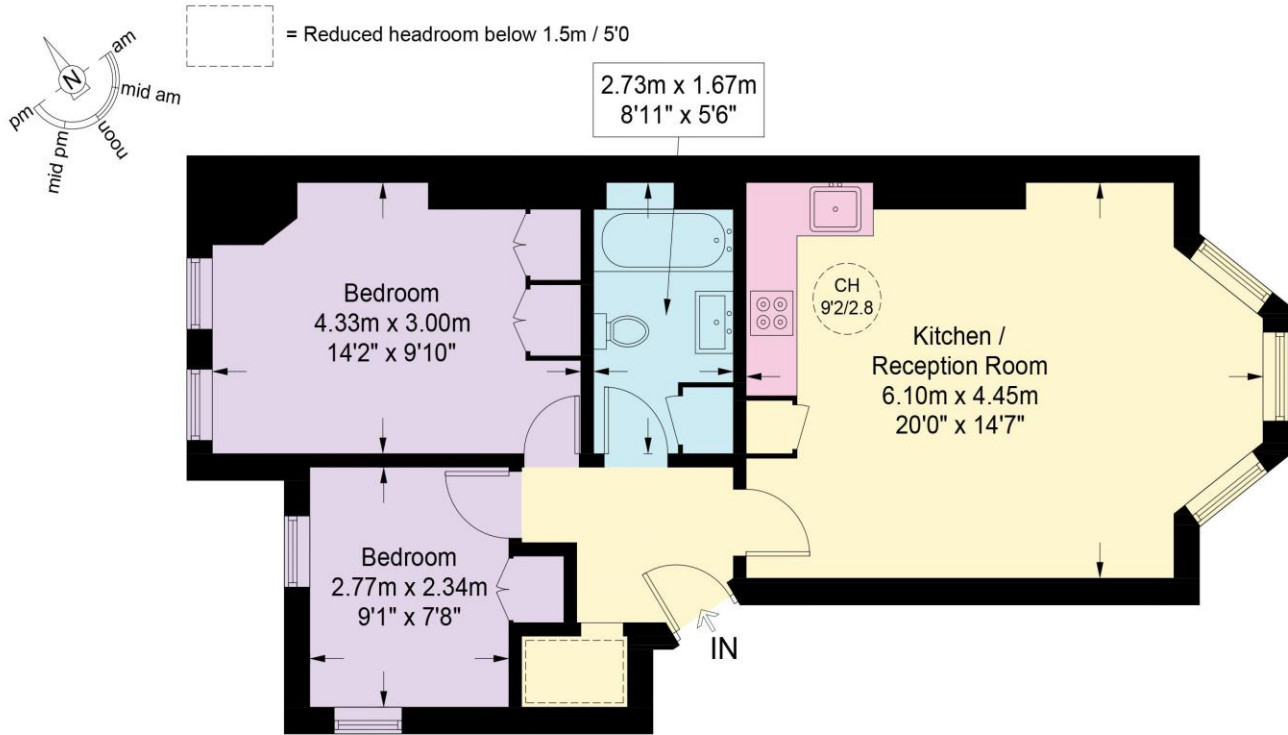


- Raised ground floor, 2 bedroom flat in this period converted house on Goldhurst Terrace
- Waitrose and The O2 Centre within walking distance
- Open plan fitted kitchen. Family bathroom. Utility cupboard. Plenty of storage
- Well located for Finchley Road, Swiss Cottage & West Hampstead stations
- Excellent condition throughout. Reception with high ceiling and wood floor
- Share of freehold. Lease 999 years from 7 July 2021



Asking Price £630,000 Subject to Contract

Restricted Height = 11 sq ft / 1.0 sq m



Raised Ground Floor

Energy performance certificate (EPC)

Ground Floor Flat 114 Goldhurst Terrace London NW6 3HR	Energy rating C	Valid until: 10 November 2034
		Certificate number: 3967-0374-4302-2699-8296

Property type	Ground-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 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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		