

Naseby Close, Fairfax Road, Swiss Cottage



- A 3 storey, mid terrace, 4 bedroom, 2 bathroom (1 en-suite) family house in this private road off Fairfax Road
- Close to Hampstead Heath, Primrose Hill and Regent's Park
- single Garage located separately in the close. Freehold. EPC:D. Council Tax:G
- Well located within easy access Finchley Road and Swiss Cottage stations Waitrose and local schools on Fitzjohns Ave
- Double reception and fitted kitchen. Guest WC. Private rear patio garden
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £1,900,000 Subject to Contract

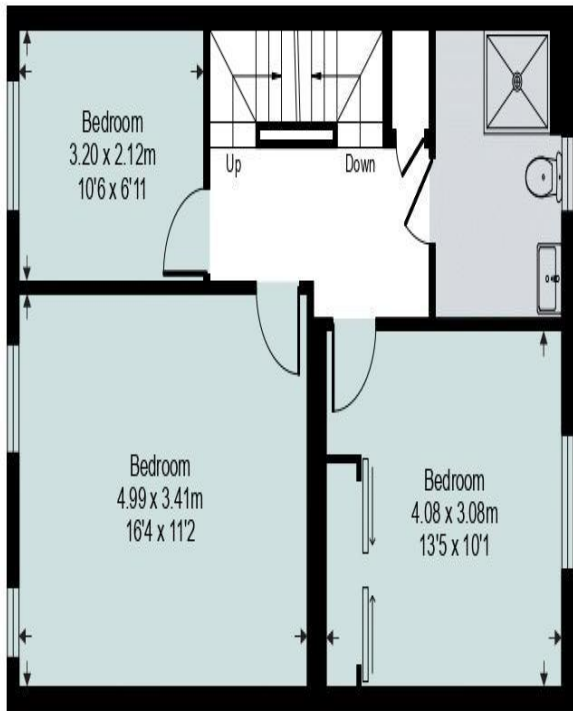
London, NW6 4EY

Approximate Area = 1553 sq ft / 144.2 sq m

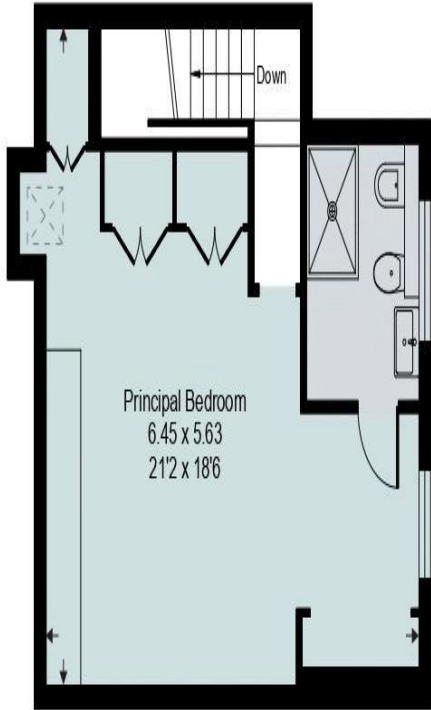
Garage = 138 sq ft / 12.8 sq m

Total = 1691 sq ft / 157 sq m

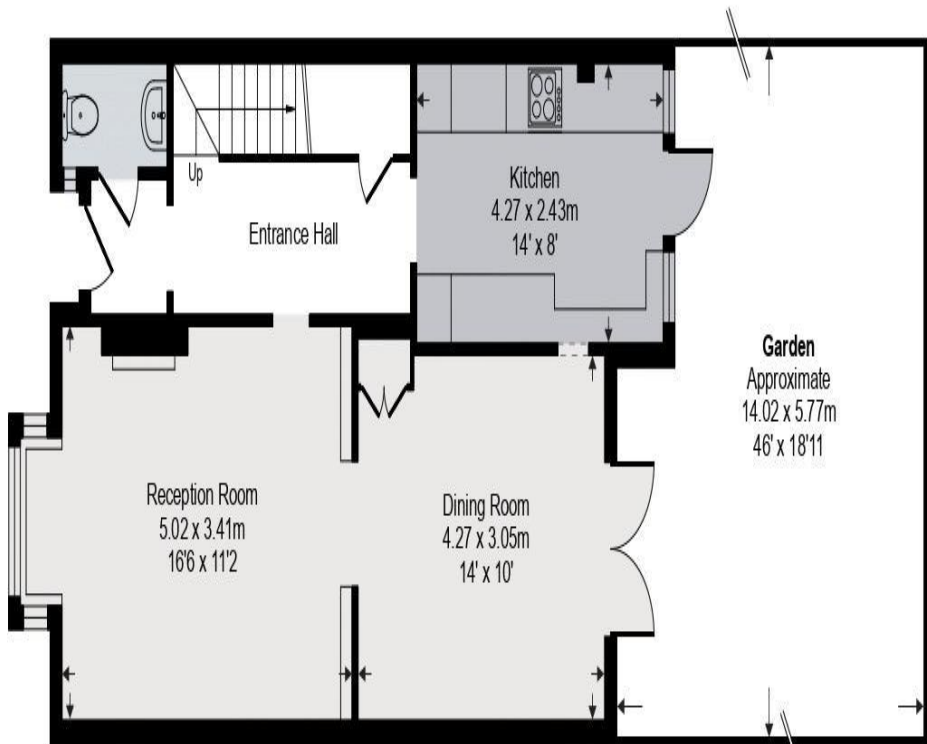
For identification only - Not to scale



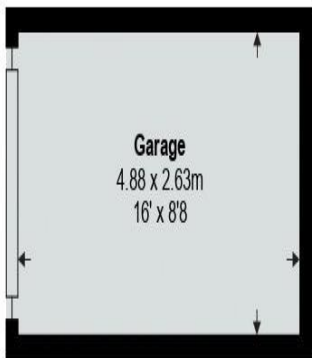
First floor



Second floor



Ground floor



Energy performance certificate (EPC)

| | | |
|-------------------------------------|---------------------------|---|
| 8 Naseby Close LONDON NW6 4EY | Energy rating D | Valid until: 1 July 2034 |
| | | Certificate number: 7020-0530-0051-2006-0423 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 140 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

