

Greencroft Gardens, South Hampstead, London

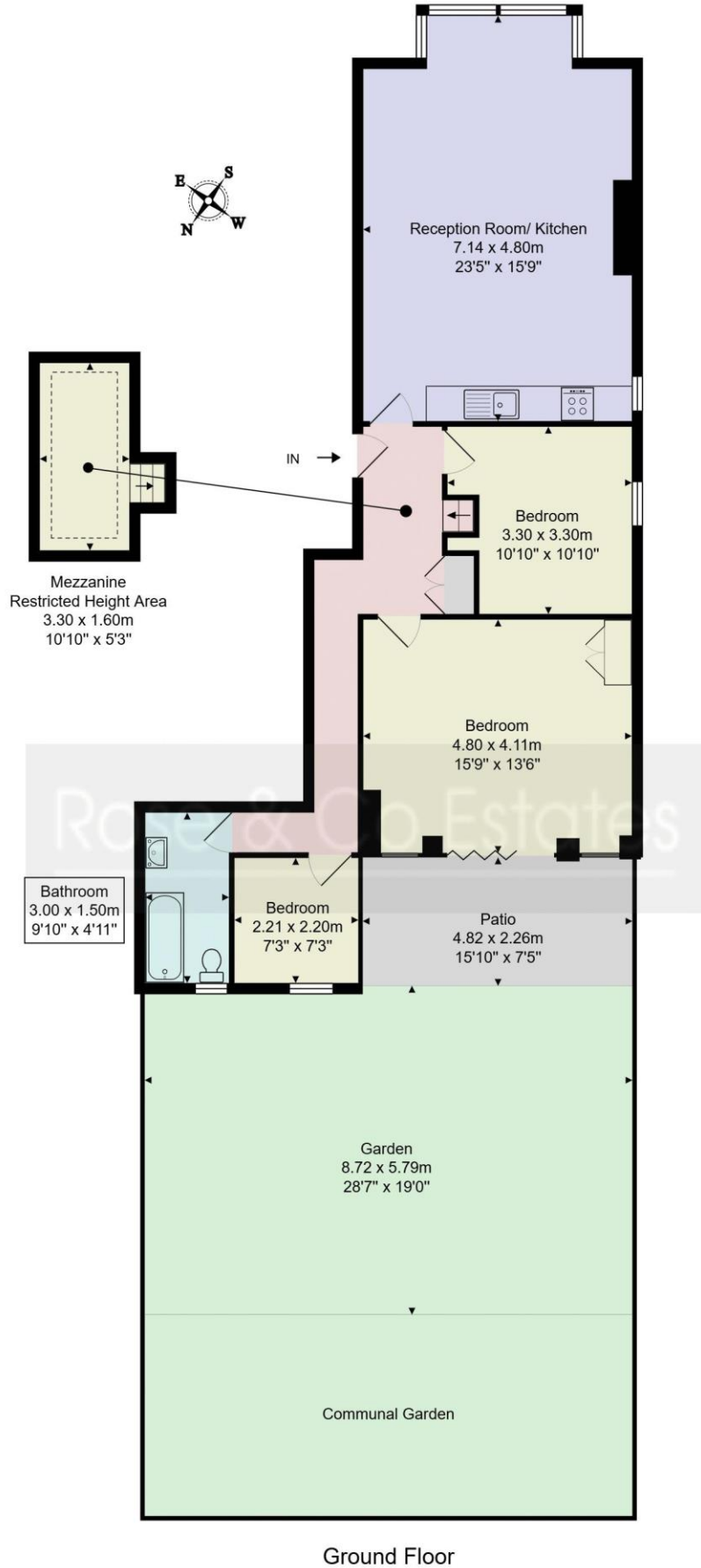


- Ground floor 3 bedroom garden flat in this semi detached property on Greencroft Gardens
- Reception with bay window and high ceiling opening to recessed kitchen
- EPC:D. Council Tax E. Long Leasehold. Share of Freehold
- Close to Finchley Road and West Hampstead stations, shops and restaurants
- Doors from main bedroom to private section of garden with bike storage leading onto communal garden. Double 2nd bedroom. 3rd bedroom/study
- Viewing via Rose & Co Estates 020 7372 8488



Asking Price £950,000 Subject to Contract

Greencroft Gardens, London, NW6



Approximate Gross Internal Area = 85.0 m² ... 915 ft² (excluding garden, patio, communal garden)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.

Energy performance certificate (EPC)

| | | |
|--|---------------|--|
| Flat 2 88 Greencroft Gardens LONDON NW6 3JQ | Energy rating | Valid until: 10 March 2035 |
| | D | Certificate number: 0300-2959-1470-2795-1701 |

Property type Ground-floor flat

Total floor area 82 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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