

## Compayne Gardens, London



- Exceptional 3 double bedroom flat close to the junction with Fairhazel Gardens
- 2 receptions. Conservatory. Kitchen. South facing garden. Driveway with allocated parking
- Share of freehold. Lease 125 yrs from 24th June 1986. New 999 yr lease being sought
- Ideal for Finchley Road, Swiss Cottage and West Hampstead stations with easy access to Waitrose and O2 Centre
- EPC Band: C. Council Tax Band: G
- Viewing via sole agent Rose & Co Estates 020 7372 8488

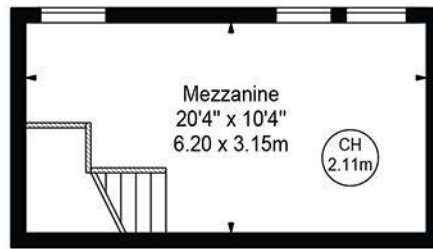


**Asking Price £2,075,000 Subject to Contract**

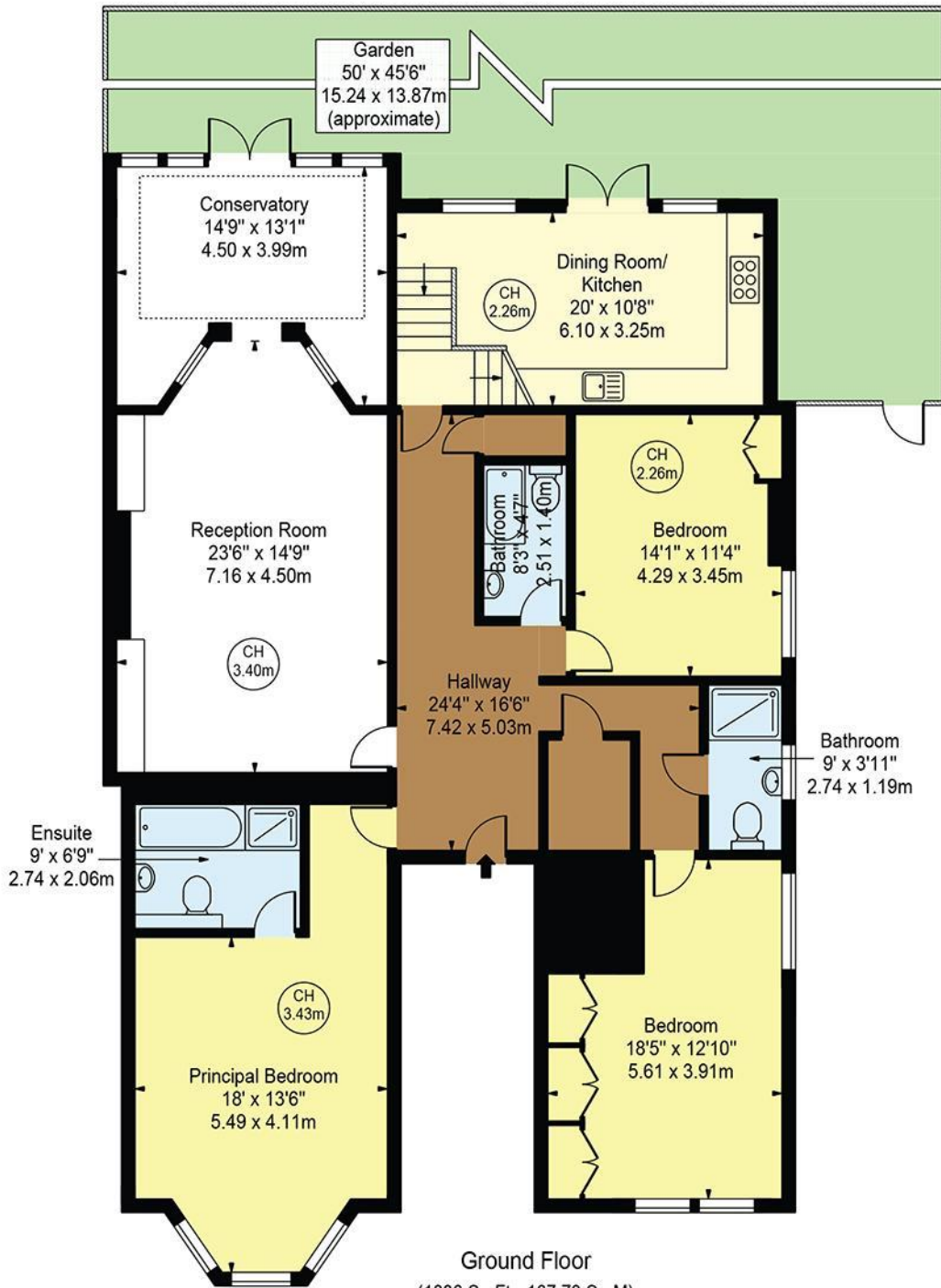


# Compayne Garden

Approx. Gross Internal Area 2016 Sq Ft - 187.29 Sq M



Mezzanine  
(210 Sq Ft - 19.53 Sq M)



Ground Floor  
(1806 Sq Ft - 167.78 Sq M)

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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# Energy performance certificate (EPC)

Flat 1  
27 Compayne Gardens  
LONDON  
NW6 3DD

Energy rating

C

Valid until:

9 March 2035

Certificate number:

5335-1627-0400-0163-7206

Property type

Ground-floor flat

Total floor area

187 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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		