

Messina Avenue, West Hampstead, NW6

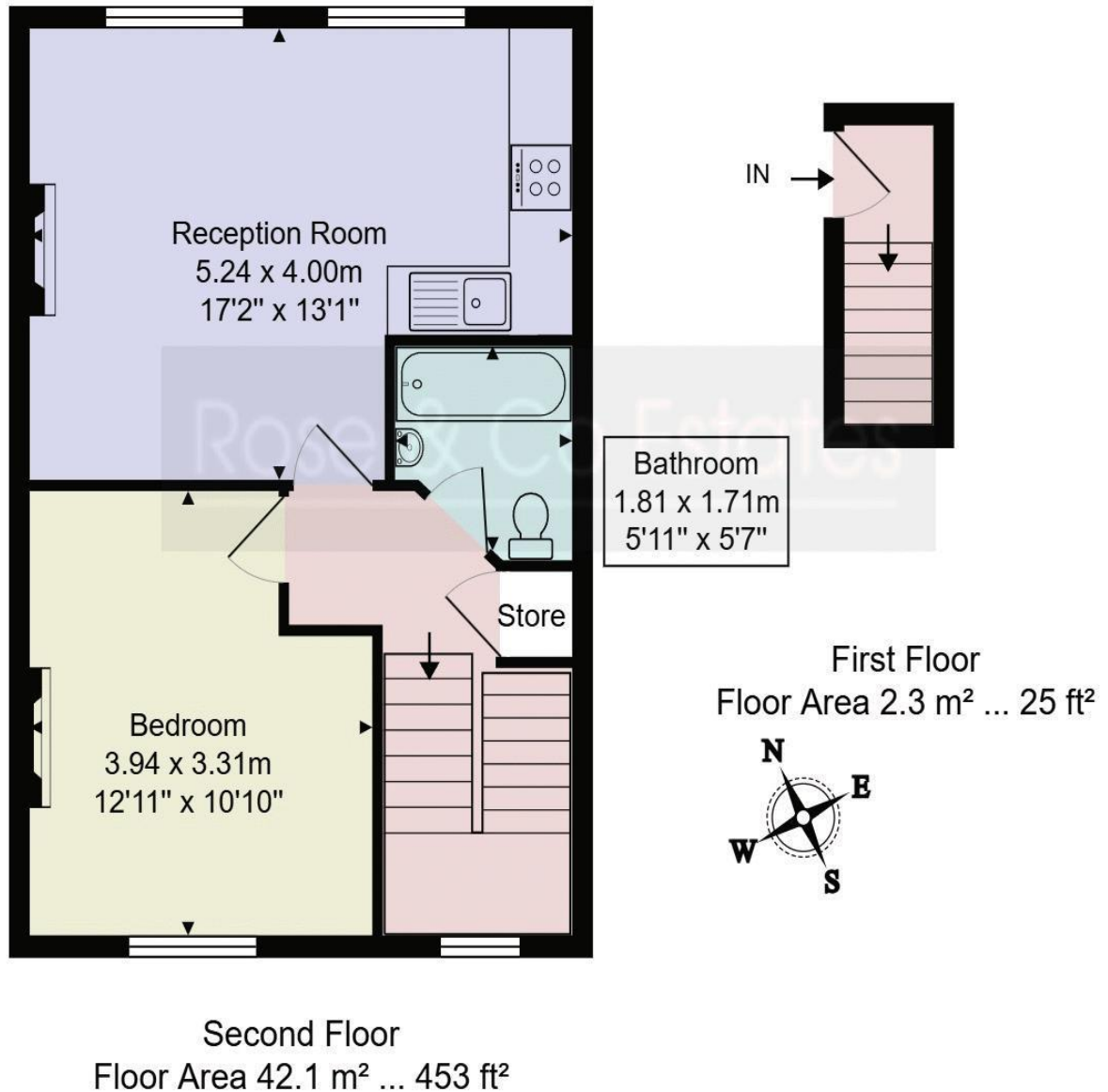


- Top floor 1 bedroom flat in this period house on Messina Ave between West End Lane and Kingsgate Road
- EPC: C. Council Tax: Band: D
- Viewing via sole agents Rose & Co Estates 020 7372 8488
- Close to West Hampstead (Thameslink), Finchley Road and Swiss Cottage stations
- Lease 999 years from the 18th September 2013. Share of Freehold



Asking Price £450,000 Subject to Contract

Messina Avenue, NW6



Approximate Gross Internal Area = 44.4 m² ... 478 ft²

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IMPS2: 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)

Top Floor Flat , 80 Messina Ave LONDON NW6 4LE	Energy rating C	Valid until: 2 December 2030
		Certificate number: 9500-2427-9020-2500-3045

Property type	Top-floor flat
Total floor area	45 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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		