

Goldhurst Terrace, South Hampstead



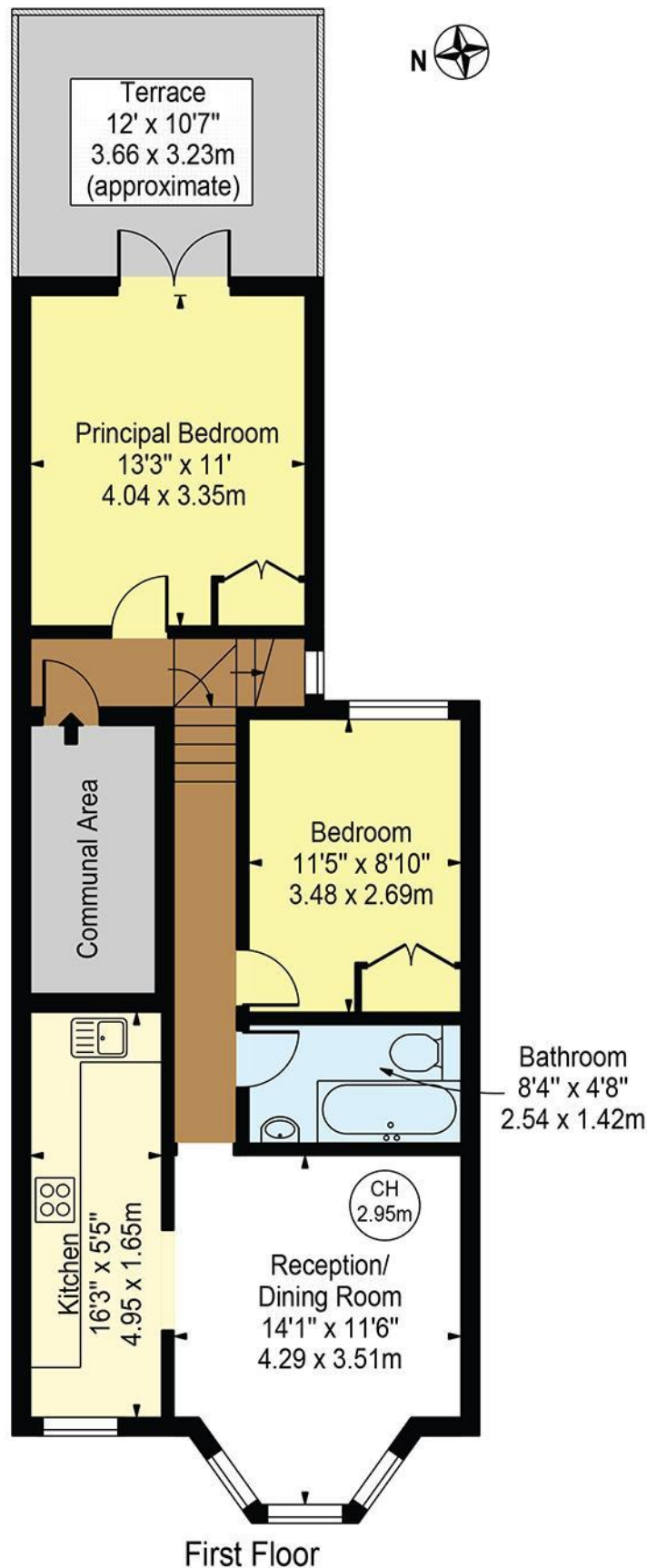
- 1st floor split level 2 double bedroom flat in this period house on the upper part of Goldhurst Terrace
- Good size Reception with high ceiling access to spacious fitted kitchen with a dishwasher
- Share of freehold 999 years from 24 June 1988. Viewing via sole agents Rose & Co Estates
- Ideal for Finchley Road station and Swiss Cottage underground stations and close to South Hampstead overground
- 2 double bedrooms one with doors to south facing rear terrace
- EPC:C. Council Tax E.



Asking Price £650,000 Subject to Contract

Goldhurst Terrace

Approx. Gross Internal Area 621 Sq Ft - 57.69 Sq M
(Excluding Communal Area)



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 1st Floor 105 Goldhurst Terrace LONDON NW6 3HA	Energy rating D	Valid until: 10 October 2034
		Certificate number: 5434-9820-3409-0649-2296

Property type	Mid-floor flat
Total floor area	66 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 D.

[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		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		