

## Gladstone Court, 49 Fairfax Road, Swiss Cottage

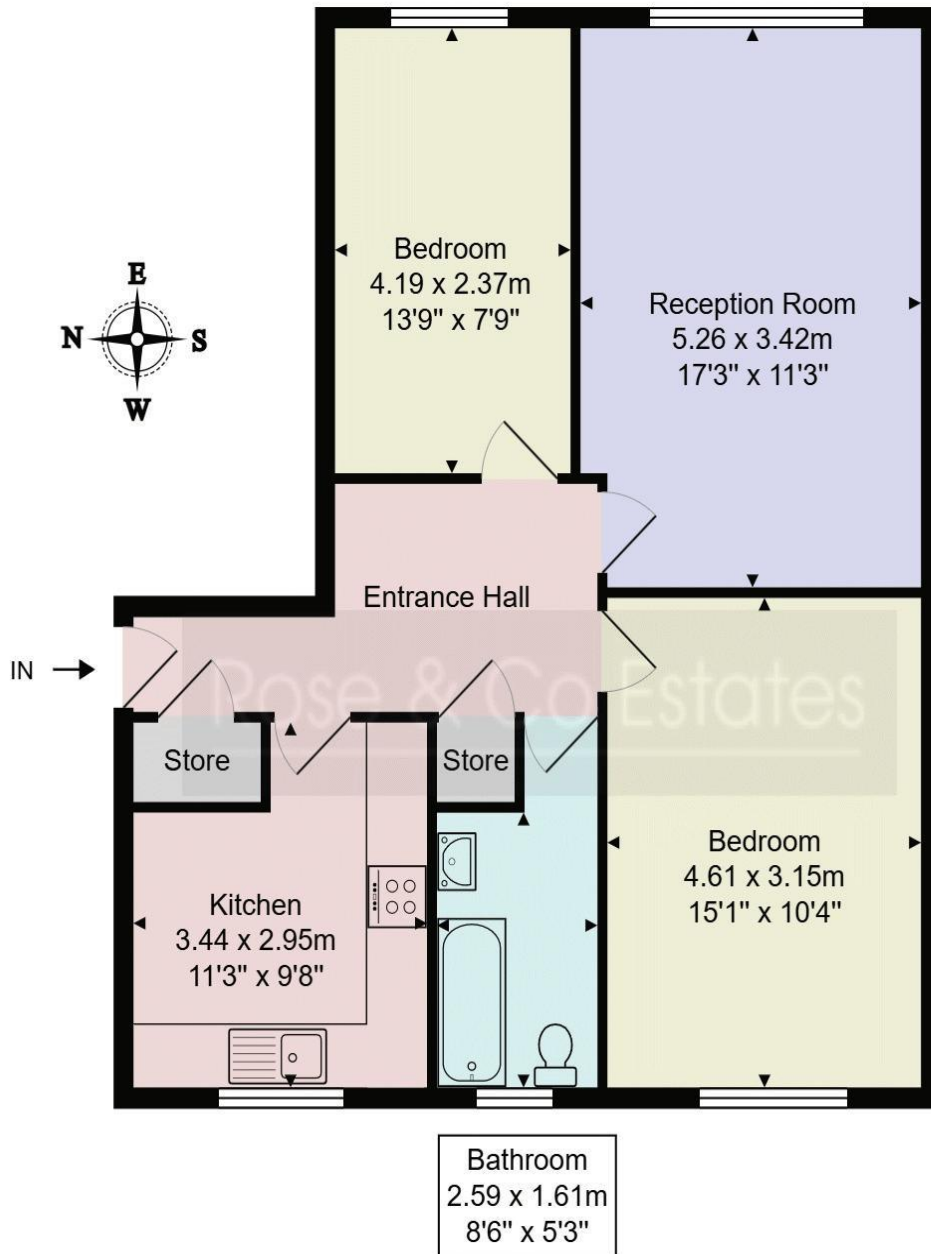


- A superb 2nd floor well proportioned 2 double bedroom flat in this modern block on Fairfax Road
- Well located for Swiss Cottage & Finchley Road and South Hampstead Overground
- Excellent reception with well fitted separate kitchen. Wood flooring and good storage space
- EPC:C Council tax Band C. Leasehold which expires 2171 ( 2025 146 yrs remain )
- Viewing via Sole agents Rose & Co Estates 0207 372 8488



**Asking Price £600,000 Subject to Contract**

## Gladstone Court, NW6



### Second Floor

Approximate Gross Internal Area = 67.7 m<sup>2</sup> ... 728 ft<sup>2</sup>

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)

Flat 4 Gladstone Court 49, Fairfax Road LONDON NW6 4EP	Energy rating  C	Valid until: 21 October 2025
		Certificate number: 9978-2841-6009-9895-0545

Property type	Mid-floor flat
Total floor area	68 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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		