

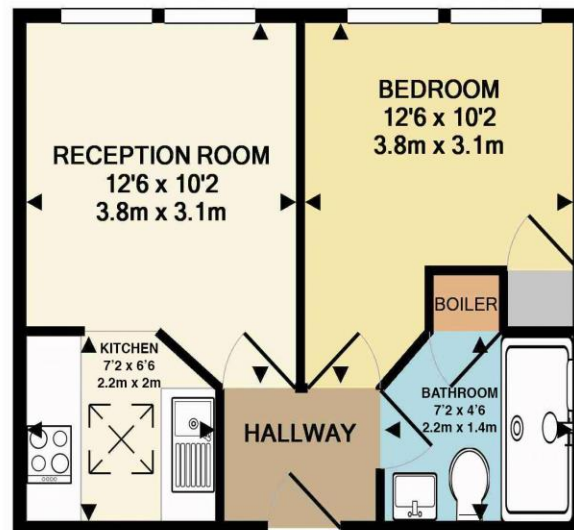
Marlborough House, Finchley Road, NW3



- 1 bedroom flat on the 4th floor in this block on the corner of Goldhurst Terrace and Finchley Road
- Reception with recessed fitted kitchen. Roof top views. Lift
- Available 15th July Part furnished. EPC:C Council Tax Band E
- Close to Finchley Road underground and South Hampstead overground stations
- Double bedroom with fitted wardrobe. Shower room
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Weekly Rental £375 Monthly £1625



Rose & Co Estates

TOTAL APPROX. FLOOR AREA 348 SQ.FT. (32.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy performance certificate (EPC)

Flat 2
Marlborough House
179-189 Finchley Road
LONDON
NW3 6LB

Energy rating

C

Valid until
5 July 2029

Certificate number
9018-2005-7246-6851-3980

Property type

Top-floor flat

Total floor area

33 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)