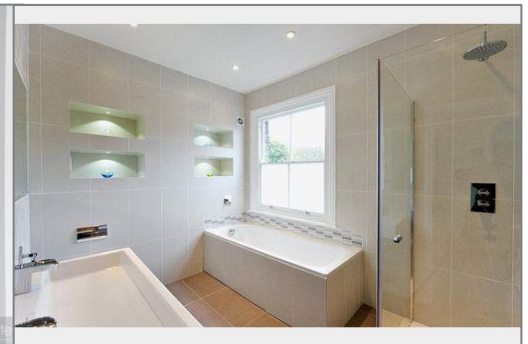


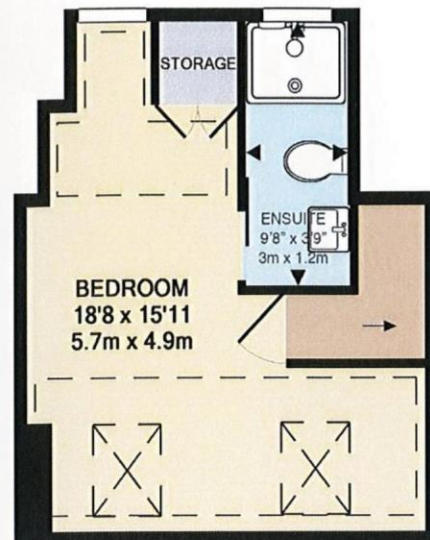
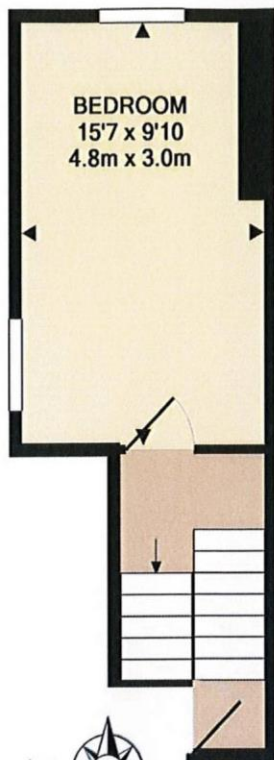
Goldhurst Terrace, South Hampstead, London



- 2nd & 3rd floor, split level, 2 double bedroom, 2 bathroom (1 en-suite shower) flat
- Superb reception with wood flooring leading to fitted kitchen
- Share of freehold. 999 years from 1983. EPC:D. Council Tax: E.
- Ideal for both Swiss Cottage and Finchley Road stations with Waitrose and O2 Centre close by
- 1 double bedroom covering the entire top floor. En suite shower. Separate bathroom
- Viewing via Rose & Co Estates 020 7372 8488



Guide Price £700,000 Subject to Contract



Rose & Co Estates

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 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 C
71 Goldhurst Terrace
LONDON
NW6 3HA

Energy rating
D

Valid until:
27 April 2031

Certificate number:
2588-3002-4204-9729-0204

Property type
Top-floor flat

Total floor area
87 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 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		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2588-3002-4204-9729-0204?print=true>

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