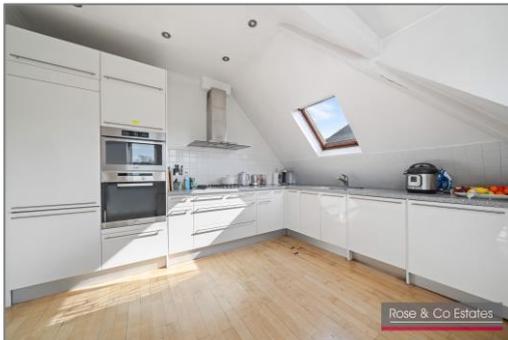


## Priory Road, South Hampstead NW6



- Superb (2nd) floor top 2 double bedrooms 2 bathroom (1 ensuite) on Priory Road
- Ideal for the many restaurants and cafes on West End Lane
- EPC: D. Council Tax Band:F. Share of freehold. Lease 999 Years from 2022
- Well located between Compayne Gardens & Broadhurst Gardens with easy access Finchley Road and West Hampstead stations
- Superb reception with wood flooring. Eat in kitchen. Built in wardrobes in each bedroom. Allocated Parking space on Driveway
- Viewing via Sole agent Rose & Co Estates 020 7372 8488

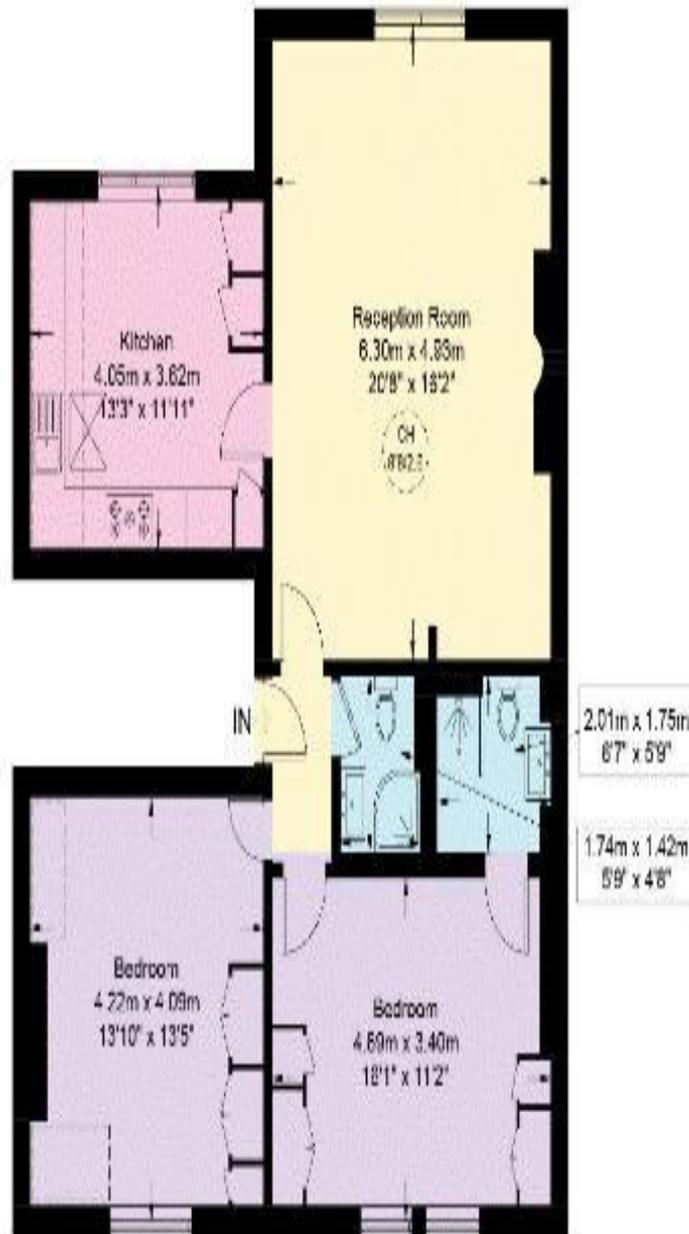


**Asking Price £875,000 Subject to Contract**

Restricted Height = 57 sq ft / 5.3 sq m



 = Reduced headroom below 1.9m / 6'0"



Second Floor

# Energy performance certificate (EPC)

Flat 4 106 Priory Road LONDON NW6 3NS	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>15 September 2031</b> <hr/> Certificate number: <b>0010-2715-4010-2599-9021</b>
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Property type Top-floor flat

Total floor area 86 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 efficiency rating for this property

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

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	57   D	64   D
39-54	E		
21-38	F		
1-20	G		