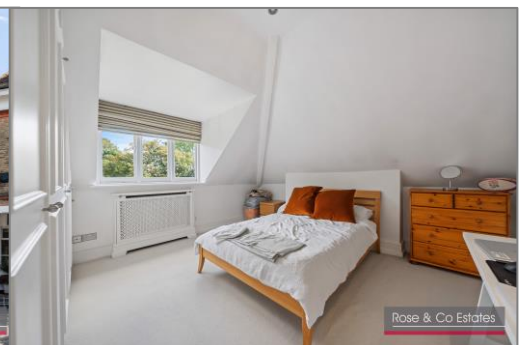
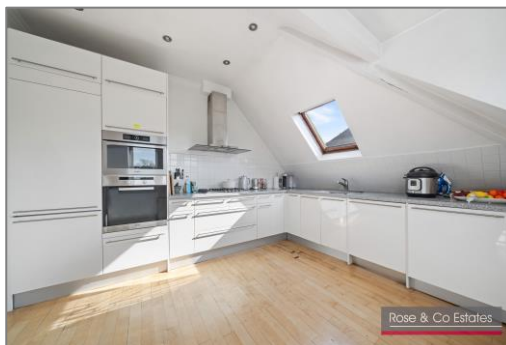


Priory Road, South Hampstead NW6



- 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

Priory Road, NW6

Approximate Gross Internal Area = 953 sq ft / 88.5 sq m

Restricted Height = 57 sq ft / 5.3 sq m



□ = Reduced headroom below 1.9m / 6'0"



Second Floor

Rose & Co Estates

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified
Property
Measurer

Energy performance certificate (EPC)

Flat 4
106 Priory Road
LONDON
NW6 3NS

Energy rating

D

Valid until: **15 September 2031**

Certificate number: **0010-2715-4010-2599-9021**

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		