

Greencroft Gardens, South Hampstead, London



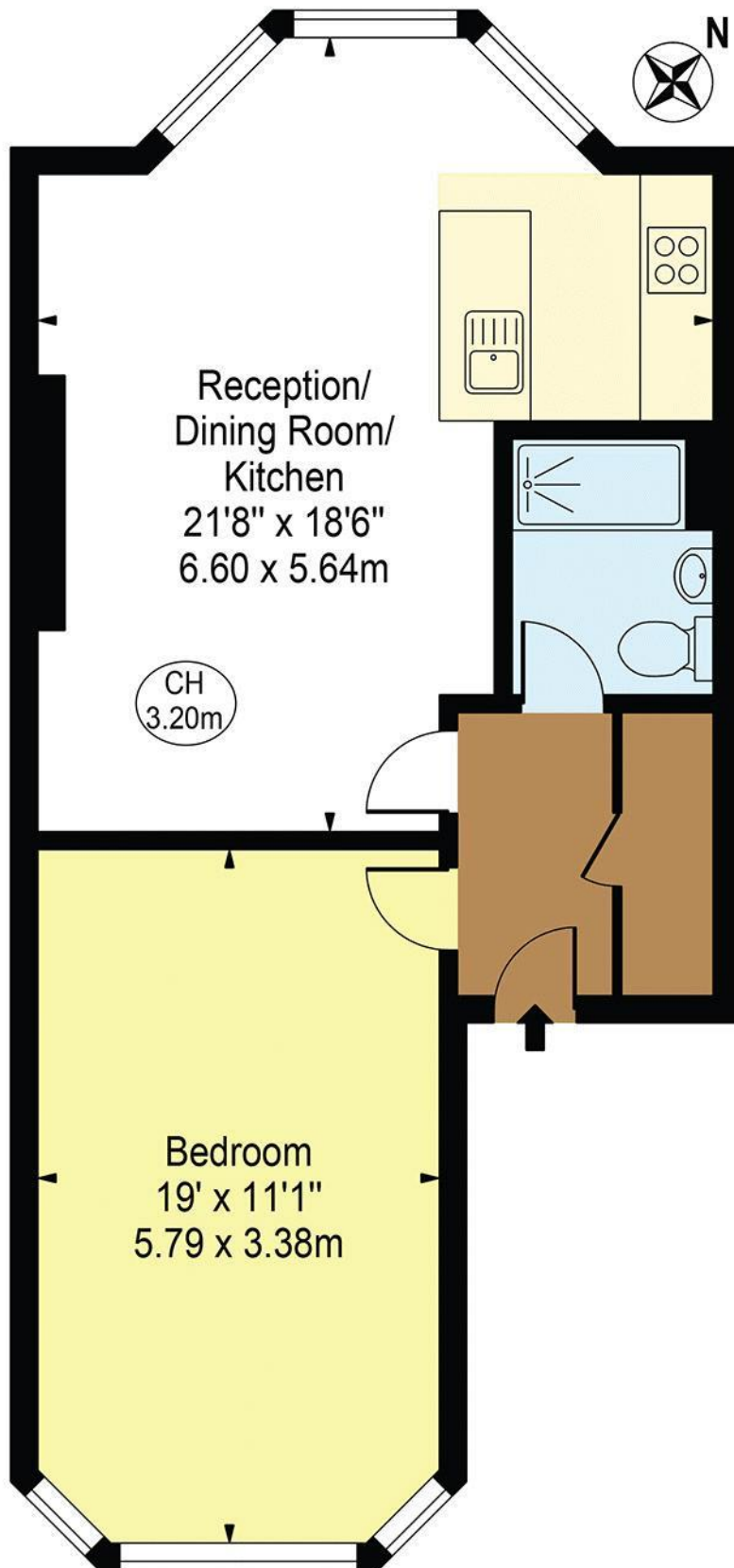
- Raised ground floor, 1 double bedroom flat with potential to personalise to your own style
- Close to Finchley Road and Swiss Cottage underground & South Hampstead overground stations
- Share of Freehold. Lease 999 years from 25th March 1978
- On Greencroft Gardens overlooking the 3 acre communal garden
- EPC: C. Council Tax: D
- Viewing via sole agent Rose & Co Estates. 020 7372 8488



Offers in Excess of £525,000 Subject to Contract

Greencroft Gardens

Approx. Total Internal Area 610 Sq Ft - 56.67 Sq M



Raised Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Energy performance certificate (EPC)

Flat 2
44 Greencroft Gardens
LONDON
NW6 3LU

Energy rating

C

Valid until: 1 May 2035

Certificate number: 0350-2239-6450-2905-2951

Property type

Ground-floor flat

Total floor area

67 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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