

## Greencroft Gardens, South Hampstead, London



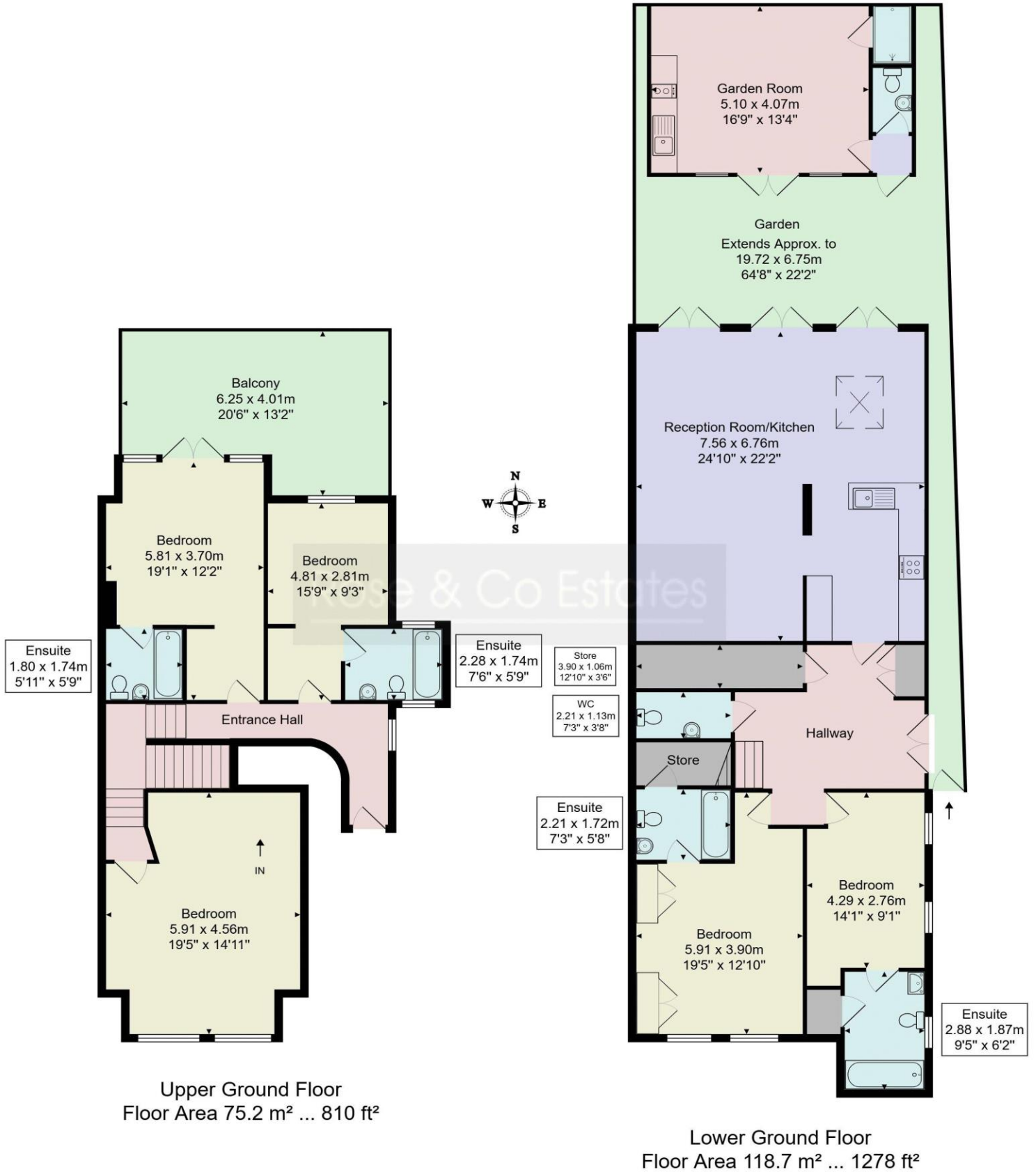
- Exceptional split level garden maisonette, 4/5 bedroom, 4 bathroom (all ensuite) flat on Greencroft Gardens
- Roof terrace, reception, luxury fitted kitchen opening to stunning rear garden.
- Side access to garden. Superb garden room with kitchen and bathroom
- Situated between Fairhazel Gardens and Priory Road in the heart of the South Hampstead conservation area
- 2nd reception, bedroom 5 or office on upper floor. High ceilings. Plenty of storage space
- Share of Freehold. 999 year lease from 2002



**Asking Price £2,000,000 Subject to Contract**



Greencroft Gardens, London, NW6



Approximate Gross Internal Area = 193.9 m<sup>2</sup> ... 2088 ft<sup>2</sup> (excluding balcony, garden, garden room)

Garden Room Gross Internal Area - 24.9 sq m. ... 268 sq ft.

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

# Energy performance certificate (EPC)

|                                                       |                        |                                              |
|-------------------------------------------------------|------------------------|----------------------------------------------|
| Flat 1<br>114 Greencroft Gardens<br>LONDON<br>NW6 3PJ | Energy rating<br><br>C | Valid until: 20 May 2035                     |
|                                                       |                        | Certificate number: 0590-3386-0122-6426-3243 |

|                  |                   |
|------------------|-------------------|
| Property type    | Ground-floor flat |
| Total floor area | 152 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 B.

[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             |         | 82 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |