

Goldhurst Terrrace, South Hampstead, London



- Split level, 3 bedroom, 2 bathroom, 2nd & 3rd floor flat in this period terraced house
- Great potential for redesign and refurbishment. Common areas newly decorated
- EPC: D. Council Tax F. Share of freehold 999 from 2014
- Close to Finchley Road & Swiss Cottage stations. Easy access to Regent's Park, Primrose Hill & Hampstead Heath
- Reception, separate kitchen, bedroom with ensuite bathroom, 2 further bedrooms and bathroom
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £835,000 subject to contract

Goldhurst Terrace, NW6

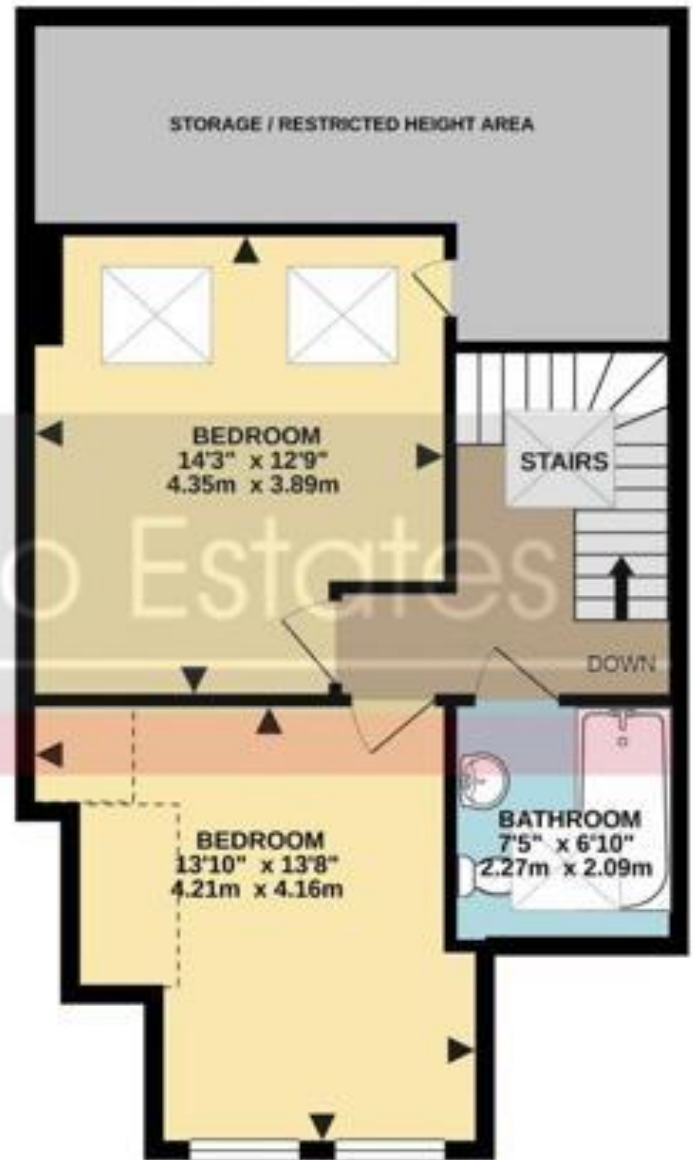
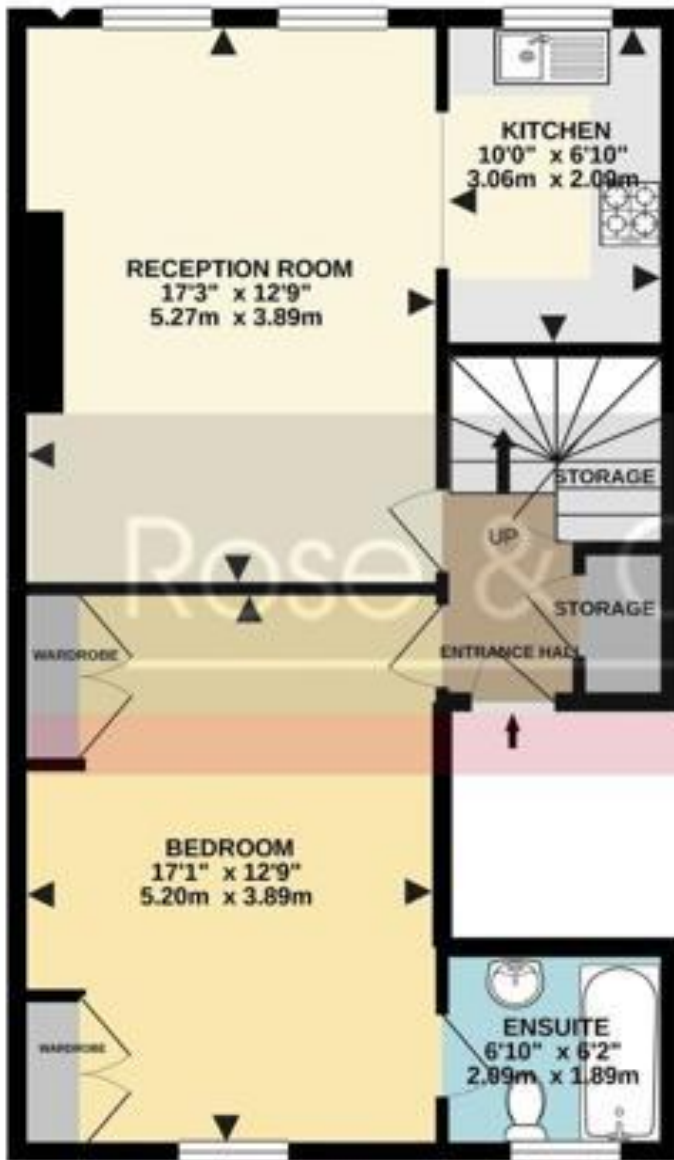
Approximate Gross Internal Area:

1226 sq.ft. (113.9 sq.m.)



SECOND FLOOR
16 sq.ft. (57.2 sq.m.) approx.

THIRD FLOOR
459 sq.ft. (42.6 sq.m.) approx.



- Restricted Height Area

Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

Energy performance certificate (EPC)

Top Floor Flat
110 Goldhurst Terrace
LONDON
NW6 3HR

Energy rating

D

Valid until: **2 August 2032**

Certificate number: **2815-3268-1824-4703-2605**

Property type

Top-floor flat

Total floor area

96 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 C.

[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

