

Greencroft Gardens, South Hampstead, London



- 1 bedroom, 2nd floor flat on Greencroft Gardens in the popular South Hampstead conservation area
- Hampstead Heath, Primrose Hill and Regents Park nearby
- EPC:C. Council Tax:D. Leasehold 189 years from and including 25th December 1982
- Close to the many transport links, shops, cafe's and restaurants on West End Lane and Finchley Road
- Double bedroom with en-suite bathroom. Reception with high ceiling and wood floor. Separate fitted kitchen
- Some images have been virtually staged to demonstrate the potential of the space. Viewing via



Asking Price £575,000 Subject to Contract



2ND FLOOR 706 sq.ft. (65.6 sq.m.) approx.



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)

FLAT 6
95 GREENCROFT GARDENS
LONDON
NW6 3PG

Energy rating

C

Valid until 27 March 2031

Certificate number

2044-5125-0334-8348-5810

Property type

Mid-floor flat

Total floor area

66 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 C. It has the potential to be B.

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