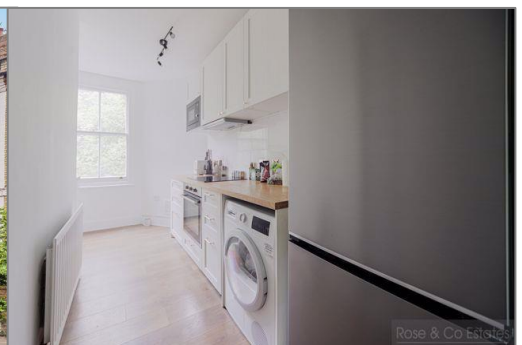
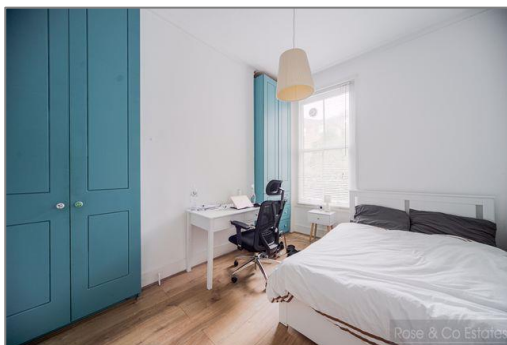


Kingsgate Road, West Hampstead, London NW6



- Raised ground floor, 1 bedroom flat in this period converted house on Kingsgate Road nr to the junction of Gascony Ave
- Superb reception with oak wood flooring, high ceilings and bay window
- EPC:D. Council Tax;C. Lease 125 Years from 14th April 2014
- Well located for the many shops, restaurants and transport links on West End Lane and easy access to Kilburn High Road
- Separate kitchen with fitted appliances. Double glazed windows
- Viewing via sole agent Rose & Co Estates 020 7372 8488



**Asking Price £425,000 Subject to Contract**

## Kingsgate Road, NW6



Raised Ground Floor



Approximate Gross Internal Area = 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>

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)

51b Kingsgate Road LONDON NW6 4TD	Energy rating <b>D</b>	Valid until: <b>14 January 2026</b>
		Certificate number: <b>0140-2815-7396-9896-2205</b>

Property type	Mid-floor flat
Total floor area	44 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 D. It has the potential to be C.

[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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 <b>C</b>
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		