

Compayne Gardens, South Hampstead London

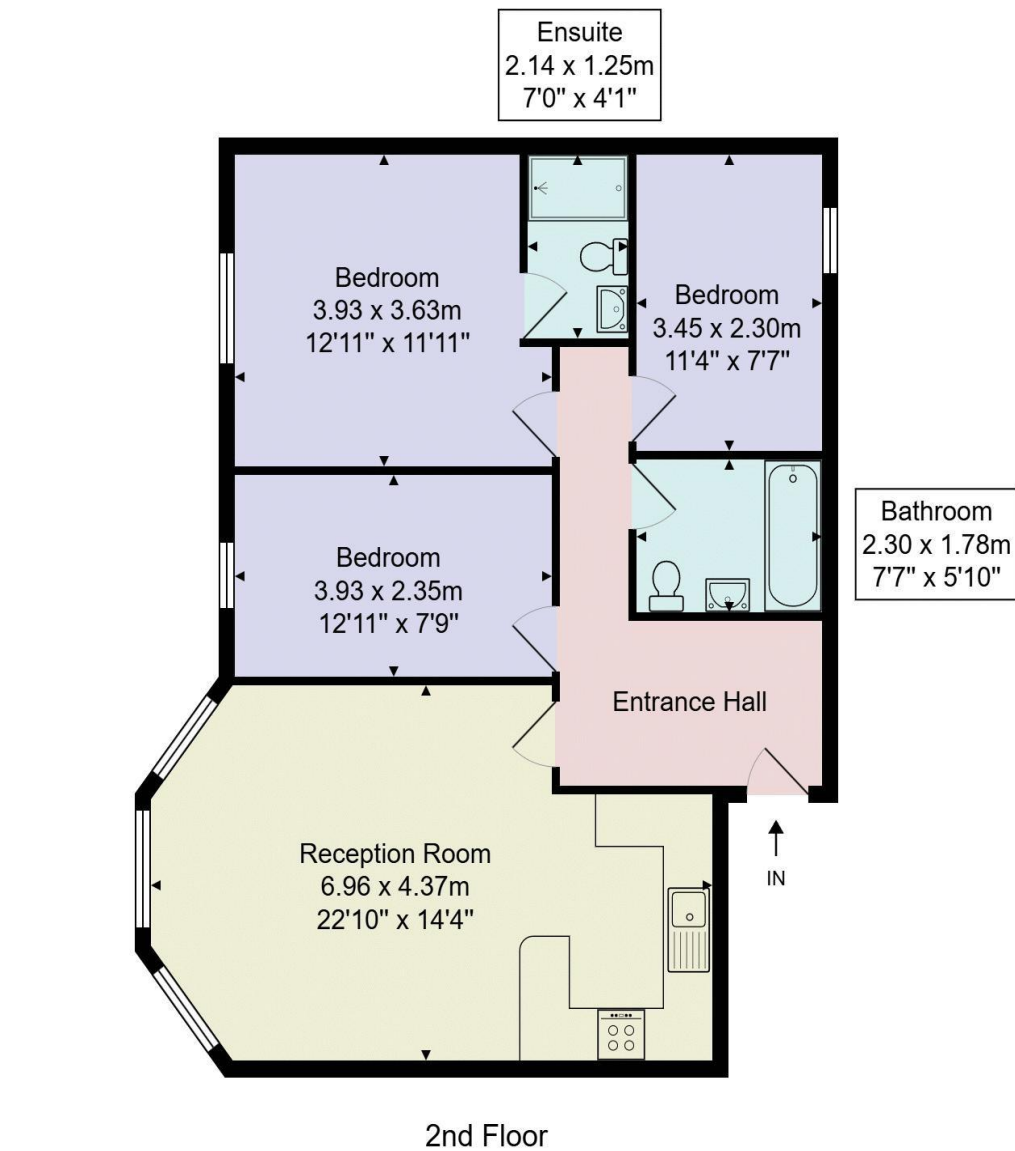


- Beautifully bright, very spacious 2nd floor flat with 3 bed 2 bathroom flat on Compayne Gardens
- Good size open plan reception / kitchen with wood flooring and high ceilings
- EPC. C. Council Tax: F. Lease 999 years from 25/03/2014. Share of Freehold
- Ideally located for West Hampstead and Finchley Road stations with excellent amenities of West Hampstead and Finchley Road
- Backing on to fabulous communal gardens access via side gate at number 26
- Viewing via sole agents Rose & Co Estates 02073728488



Asking Price £820,000 Subject to Contract

Compayne Gardens, NW6



Approximate Gross Internal Area = 75.6 m² ... 814 ft²

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 6 30 Compayne Gardens LONDON NW6 3DN	Energy rating C	Valid until: 9 July 2035
		Certificate number: 2090-9903-8050-4500-3001

Property type	Mid-floor flat
Total floor area	74 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.](#)

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		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		