

## Fairhazel Gardens, South Hampstead, London



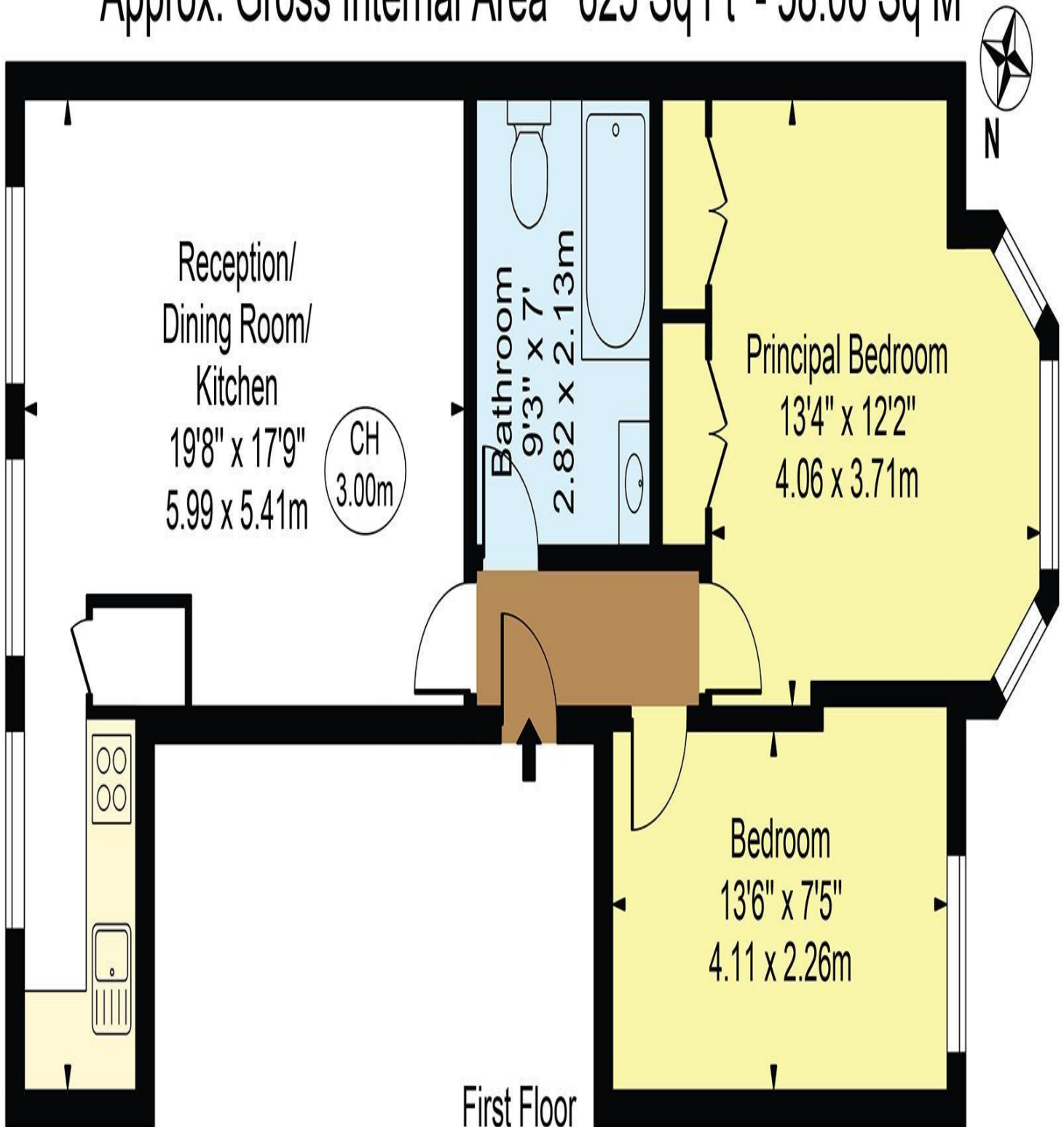
- 1st floor 2 bedroom flat in this period house on Fairhazel Gardens between Greencroft Gardens and Goldhurst Terrace
- Reception with laminate wood flooring. Fitted kitchen with dishwasher and washer dryer and fridge freezer and window
- Ideal for Finchley Road, West Hampstead and Swiss Cottage stations with Waitrose and Finchley Road close by
- Lease 189 Years from 24 June 1983. EPC:D. Council Tax E. Viewing via sole agents Rose & Co Estates 02073728488



**Asking Price £620,000 Subject to Contract**

# Fairhazel Gardens

Approx. Gross Internal Area 625 Sq Ft - 58.06 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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# Energy performance certificate (EPC)

28c Fairhazel Gardens LONDON NW6 3SJ	Energy rating <b>D</b>	Valid until: <b>29 October 2029</b>
		Certificate number: <b>9775-2801-6909-9721-5751</b>

Property type	Mid-floor flat
Total floor area	53 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.](#)