

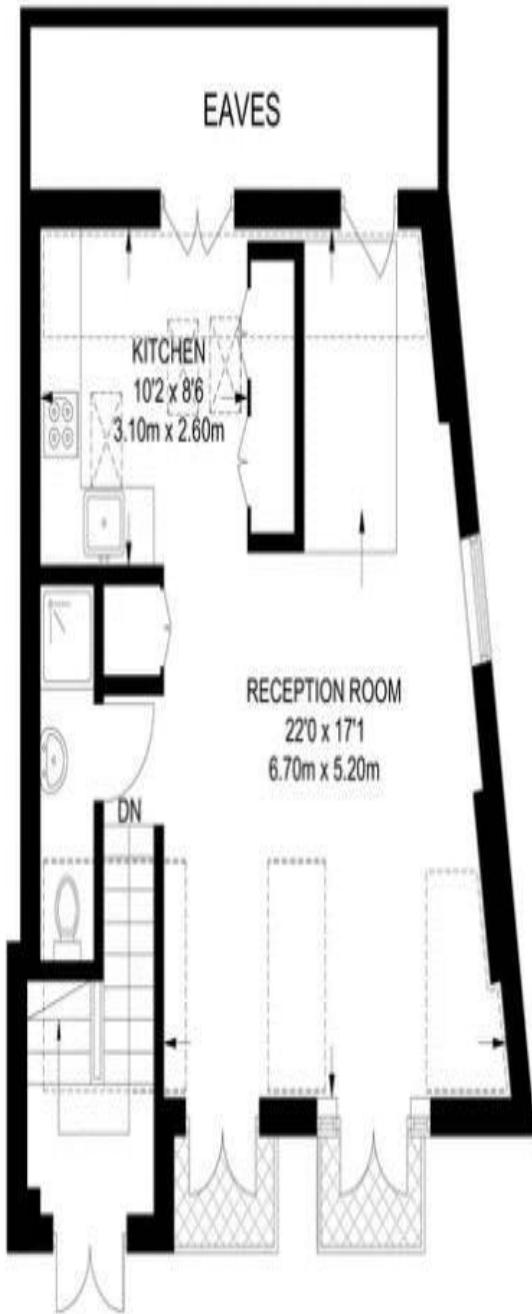
## Savernake Road, South End Green



- Top floor studio flat in this converted house on Savernake Road on South End Green
- Studio room with recessed sleeping area. Wood flooring, New fitted kitchen and shower cubicle
- EPC: D. Council Tax: E. New 999 Year Lease. Share of freehold
- Located opposite Parliament Hill Fields, close to Royal Free Hospital, Gospel Oak and Hampstead Heath stations
- Double glazed tilt and turn window to small balconies with excellent roof top views
- Call Joint Sole Agents Rose & Co Estates for appointments 020 7372 8488



**Asking Price £495,000 Subject to Contract**



SECOND FLOOR  
11 SQ FT / 1.0 SQ M

THIRD FLOOR  
588 SQ FT / 54.6 SQ M

APPROXIMATE GROSS INTERNAL AREA  
599 SQ FT / 56.0 SQ M

# Energy performance certificate (EPC)

TOP FLOOR FLAT  
87 SAVERNAKE ROAD  
LONDON  
NW3 2LG

Energy rating

D

Valid until 30 March 2031

Certificate number

0773-1249-4719-1018-9180

## Property type

Top-floor flat

## Total floor area

41 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.](#)