

Greencroft Gardens, South Hampstead ,NW6



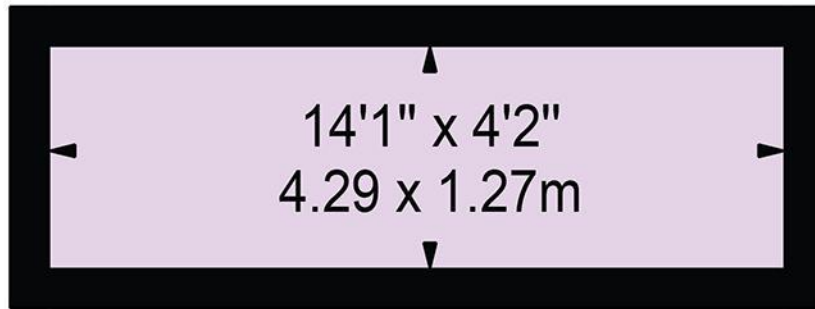
- Available now. Single professional ONLY. 2nd floor studio flat in this period house on Greencroft Gardens
- Fitted kitchen with appliances opening on to the reception with wood flooring and window over looking gardens
- Access to communal Gardens from gate at 30 Greencroft Gardens (30.00 cost for access)
- Ideal for Finchley Road, Swiss Cottage underground stations and South Hampstead overground station (6 mins to Euston)
- Double studio with wood flooring separate shower room with W C.
- Unfurnished. EPC:C. Council Tax B. Viewing via Sole agents Rose & Co Estates 0207 372 8488



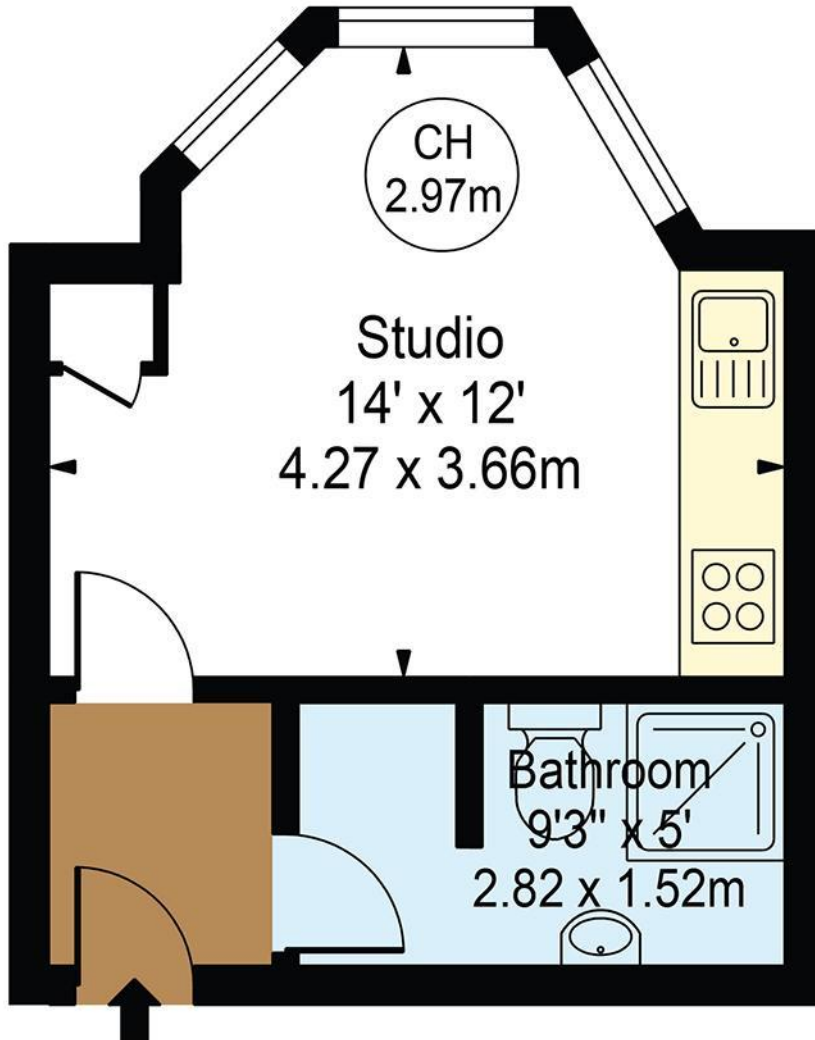
Weekly Rental £305 Monthly £1321.66

Greencroft Gardens

Approx. Gross Internal Area 276 Sq Ft - 25.64 Sq M



Mezzanine
(60 Sq Ft - 5.57 Sq M)



Second Floor
(216 Sq Ft - 20.07 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.

Energy performance certificate (EPC)

FLAT 6
20 GREENCROFT GARDENS
LONDON
NW6 3LS

Energy rating

C

Valid until
20 May 2031

Certificate number
2053-8331-1190-6463-8219

Property type

Mid-floor flat

Total floor area

22 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 C.

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