

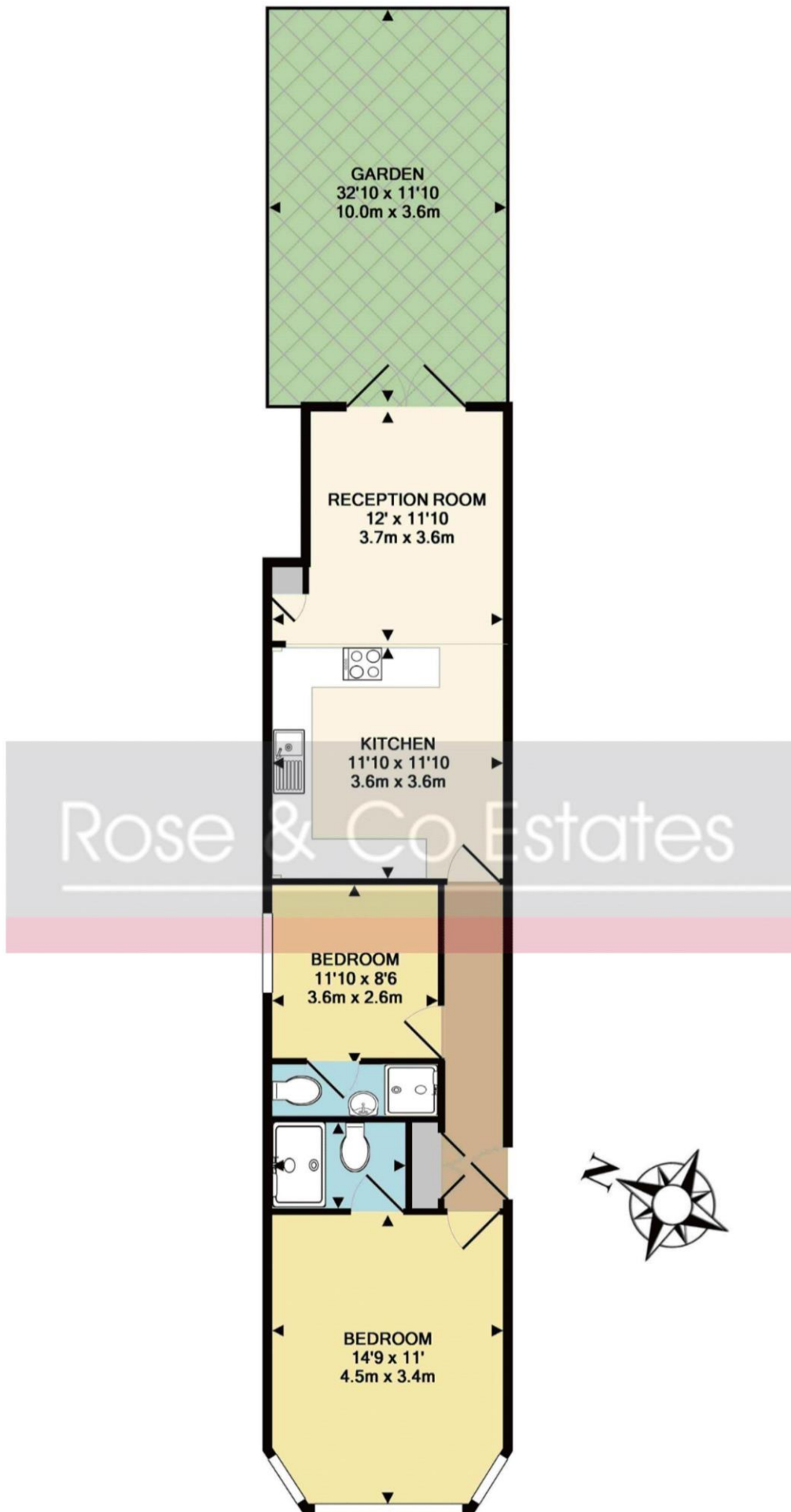
## Westbere Road West Hampstead and Cricklewood Borders



- Ground floor, 2 bedroom, 2 bathroom (both en-suite) flat with garden in this double fronted house
- With peaceful green spaces nearby and strong local property values, ideal as an inviting home or smart investment
- EPC: D. Council Tax: C. Lease 125 years from 17/11/2006. Share of Freehold
- Located on Westbere Road moments from West Hampstead's cafés, shops, and excellent transport links
- Lovely reception area with open plan kitchen and double doors to private rear garden with side access
- Viewing via main agent Rose and Co Estates 020 7372 8488



**Offers in Excess of £500,000 Subject to Contract**



TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy performance certificate (EPC)

Flat 2 54 Westbere Road LONDON NW2 3RU	Energy rating  D	Valid until: 29 January 2035
		Certificate number: 2600-4207-0722-3473-3953

Property type	Ground-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.](#)

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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		