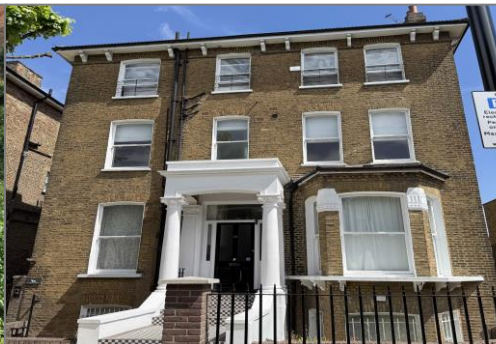


Priory Road, South Hampstead London



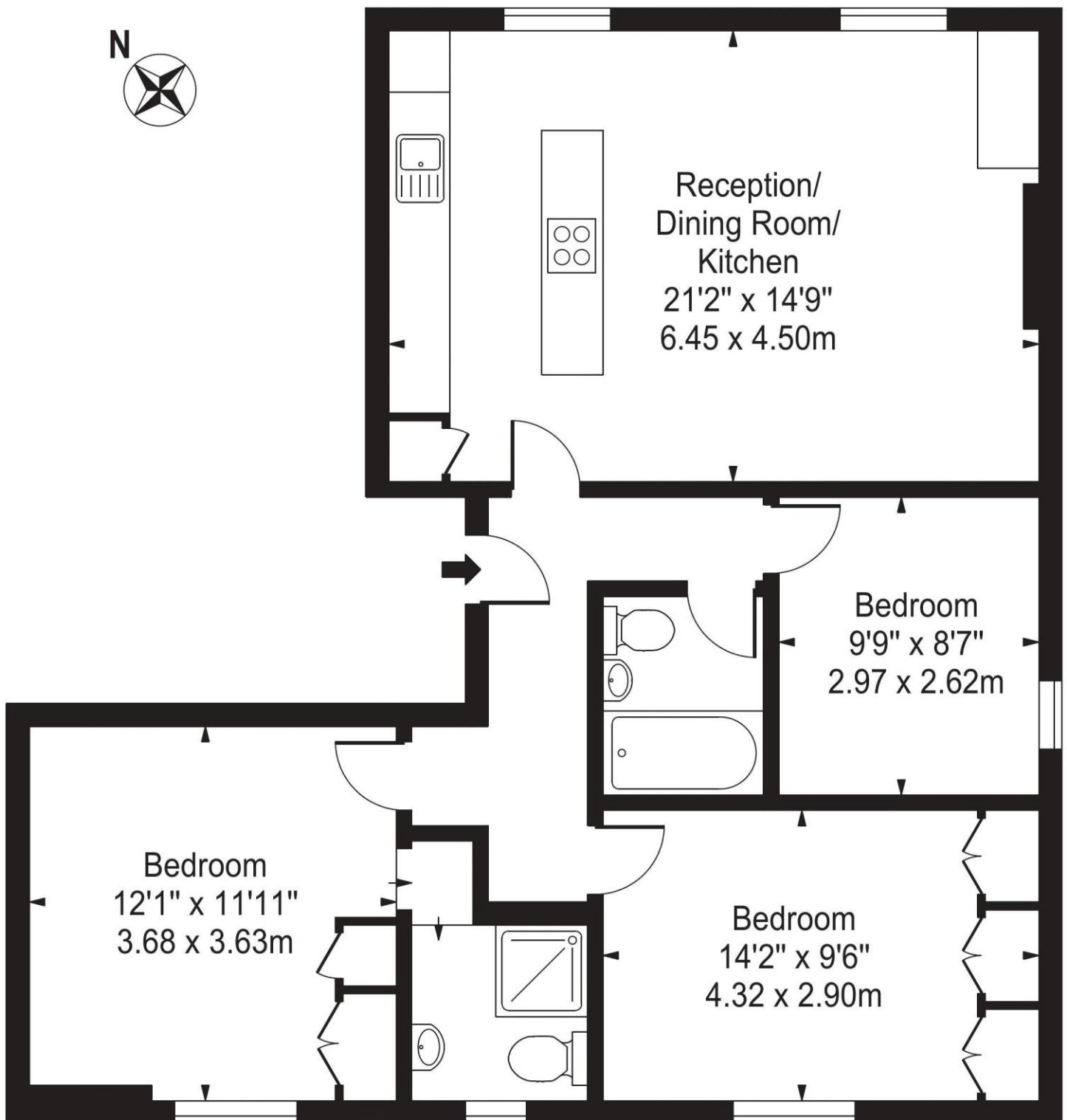
- 1st floor, 3 double bedroom, 2 bathroom (1 en-suite) flat in this white stucco house on Priory Road
- Well located for the many restaurants, cafe's, supermarkets and leisure facilities of Finchley Road and West End Lane
- Share of freehold. Leasehold 999 years from 1 Jan 2014. EPC:D. Council Tax :E
- Between Goldhurst Terrace and Greencroft Gardens close to both West Hampstead and Finchley Road stations
- Superb reception with wood floor and high ceiling. Open plan fitted kitchen. Use of rear communal gardens
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £775,000 Subject to Contract

Priory Road

Approx. Gross Internal Area 860 Sq Ft - 79.90 Sq M



First Floor

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)

66c Priory Road
LONDON
NW6 3RE

Energy rating

D

Valid until:

13 September 2030

Certificate number: **0971-2829-7418-2090-3645**

Property type

Mid-floor flat

Total floor area

82 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.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

