

Goldhurst Terrace, South Hampstead, NW6

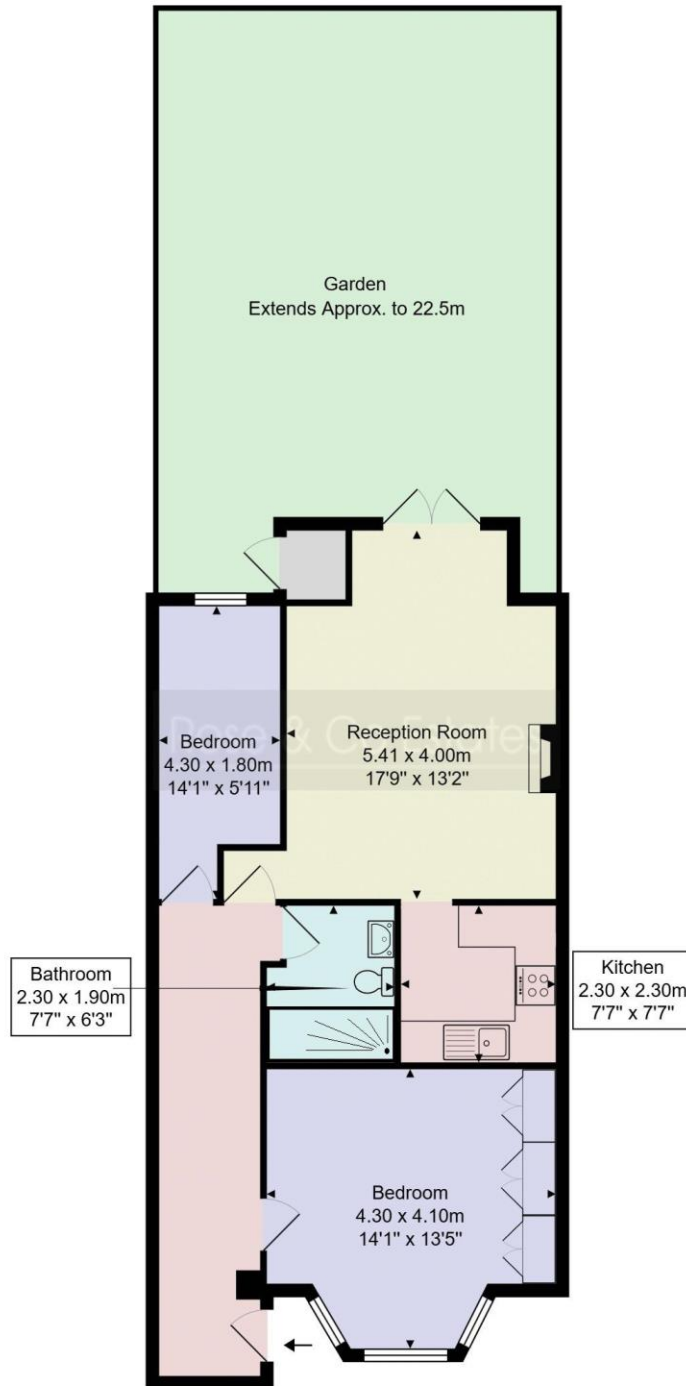


- Superb 2 bedroom flat with exceptionally long private garden in this period house on Goldhurst Terrace near to the junction with Fairhazel Gardens
- Private entrance. Newly fitted kitchen. Wood flooring. High ceilings. 2 bedrooms and luxury bathroom
- Share of Freehold. Lease 125 years from 25 March 1988
- Ideally located on this peaceful tree lined street close to shops, restaurants, transport links and leisure facilities
- Stylish reception with double doors leading to an exceptional rear garden with terraced deck and lawn
- Council Tax Band: E. EPC Band: C



Offers in Excess of £700,000 Subject to Contract

Goldhurst Terrace, NW6



Ground Floor



Approximate Gross Internal Area = 66.9 m² ... 720 ft² (excluding garden)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

Energy performance certificate (EPC)

Flat 1 94 Goldhurst Terrace LONDON NW6 3HS	Energy rating C	Valid until: 9 July 2035
		Certificate number: 3809-1515-8002-0003-0506

Property type	Basement flat
Total floor area	68 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 C. 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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		