

## Douglas Court West End Lane, NW6



Rose & Co Estates

- 2nd floor, 3 bedroom, 2 bathroom flat in this mansion block on the corner of West End Lane and Quex Road
- Fabulous reception area with hexagonal bay opening into the dining area. Spacious kitchen and breakfast room
- Council Tax: F. EPC: C
- Ideally located for West Hampstead stations and the excellent amenities on West End Lane
- The block is well maintained with a lift and manicured communal gardens
- The block has been self run. Lease of 189 years from 29 Sept 1977.



**Asking Price £1,195,000 Subject to Contract**

## Douglas Court, NW6



Approximate Gross Internal Area = 176.7 m<sup>2</sup> ... 1902 ft<sup>2</sup>

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IMPS2: 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 14 Douglas Court West End Lane LONDON NW6 4QA	Energy rating <b>C</b>	Valid until: <b>17 June 2034</b>
		Certificate number: <b>2050-4706-9040-0502-3095</b>

Property type	Mid-floor flat
Total floor area	177 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 B.

[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

